



## 154 Ground floor unit, Briercliffe Road, Burnley, Lancashire. BB10 2NZ

- Rent in advance @ £650
- Deposit in advance @ £650
- EPC / D (91)
- Business Rates Apply - Ask agent



## PROPERTY DESCRIPTION

| New listing |

We offer to the market a spacious ground floor commercial unit, situated on the ever popular Briercliffe Road, Burnley.

The unit offers a generously sized shop front, which leads to a further two additional rooms, W.C and a partially fitted kitchen.

\*Any committed applicant we advise ensures the requisite planning is in place for their intended use\*

Fees Apply :-



Rent in advance @ £650

Deposit in advance @ £650

EPC | D (91)

\*Offered also a 2 bedroom apartment above, both units would ideally be let by the same applicant, to discuss this further, please contact the agent\*

## ROOM DESCRIPTIONS

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Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

91 This is how energy efficient the building is

E 101-125

F 126-150

G Over 150

Less energy efficient

Burnley

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