

INDUSTRIAL

The Portal, Bridgewater Close, Network 65
Business Park, Burnley, BB11 5TT
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FOR SALE DUE TO RELOCATION

**EDGE OF TOWN WORKSHOP
POPULAR COMMERCIAL LOCATION**

**1,004 SQ.M. (10,807 SQ.FT.)
PLUS MEZZANINE**



**BROOK STREET
NELSON
BB9 9PU**

LOCATION

Situated on Brook Street in a popular commercial area at the edge of Nelson town centre. Occupiers in the area include Farmhouse Biscuits and Travis Perkins.

Brook Street links with Scotland Road (A682) via Netherfield Road and Sagar Street. Scotland Road provides direct access to Junction 13 of the M65 which is approximately one mile distant.

DESCRIPTION

Two intercommunicating workshop units beneath a steel truss roof. Access to the units is via two roller shutter doors from a secure yard area. The units provide open plan workshop space with the unit to the right hand side incorporating a small mezzanine area to the front within which is a staff canteen area.

To the frontage of the property is a two storey stone built building providing offices on two floors. The ground floor comprises reception area and large open plan office with the first floor comprising three offices, canteen, w.c.'s and shower room.

EXTERNALLY

Secure yard area providing access to the two workshop units.

ACCOMMODATION

Side Workshop	397 sq.m.	4,274 sq.ft.
Workshop to rear of offices	457 sq.m.	4,919 sq.ft.
Ground Floor Reception & open plan office	75 sq.m.	807 sq.ft.
First Floor Offices	75 sq.m.	807 sq.ft.
Total GI Floor Area	1,004 sq.m.	10,807 sq.ft.
Mezzanine	27 sq.m.	291 sq.ft.

RATING

The property has a current rateable value of £12,000. We are verbally informed by the Local Authority.

SERVICES

All mains services are available including three phase electricity. The workshop is heated via a gas fired hot air blowers with the offices benefitting from both a gas fired hot water central heating system and air conditioning.

SERVICES RESPONSIBILITY

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

TENURE

Freehold we are informed.

PRICE

£295,000.

VAT

If applicable VAT will be charged at the current prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

