

INDUSTRIAL

The Portal, Bridgewater Close, Network 65
Business Park, Burnley, BB11 5TT
burnley@tdawson.co.uk

FOR SALE DUE TO RELOCATION

**MANUFACTURING / WAREHOUSE PREMISES
ATTRACTIVE LOCATION
EXPANSION POTENTIAL**

**1,531.38 SQ.M. (16,484 SQ.FT.)
SITE AREA APPROXIMATELY 0.69 HECTARES (1.71 ACRES)**



**STATION ROAD
FACIT
WHITWORTH
OL12 8LJ**

LOCATION

Situated in the Facit area of Whitworth at the end of Station Road which is accessed from Market Street (A671) the main arterial route linking Rochdale and Rossendale.

Whitworth lies approximately three miles to the South of Bacup with Rochdale approximately four miles distant. The M62 can be accessed within ten miles via Rochdale.

DESCRIPTION

Single storey manufacturing / warehouse property of brick construction, the main section beneath a pitched insulated sheet metal roof.

There is a further workshop bay to the rear of the property. To the front and along the rear elevation are single storey offices together with staff canteen.

The main workshop area has been sub divided into stores and manufacturing accommodation but could be made open plan by removal of a partition wall.

Loading is via two roller shutter doors along the rear elevation from a tarmacadam yard area.

ACCOMMODATION

Main Workshop	1027.62 sq.m.	11,062 sq.ft.
Smaller Side Workshop	188.12 sq.m.	2,025 sq.ft.
Canteen	44.64 sq.m.	480 sq.ft.
Offices	271.00 sq.m.	2,917 sq.ft.
Total GIA	1,531.28 sq.m.	16,484 sq.ft.

EXTERNALLY

The property is within a large site offering the scope for potential expansion. The site area is approximately 0.69 hectares (1.71 acres).

Parking is along two elevations of the property with a loading area at the rear.

SERVICES

All mains services with the exception of gas are available including three phase electricity.

Air conditioning and oil fired central heating to the offices.

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.

RATING

The property has a current rateable value of £52,000 we are verbally informed by the Local Authority.

TENURE

Freehold we are informed.

POSSESSION

Our clients are relocating from the property and vacant possession will likely be available early 2020. Consideration will be given to the sale of the property and short term lease back from the current occupier, alternatively early exchange with a long stop date for completion upon vacant possession will be agreed.

PRICE

£645,000 (six hundred & forty five thousand pounds).

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.

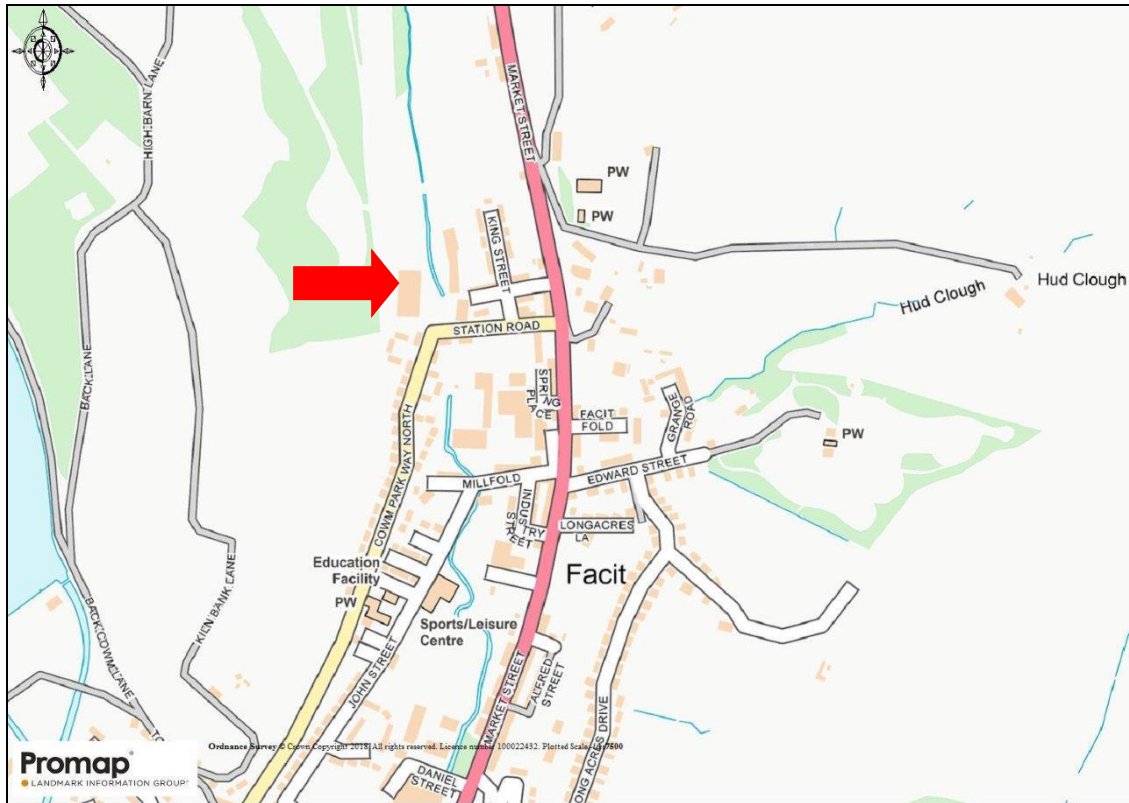
LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

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

OR BOLTON MARSHALL 01706 638341.



Blackburn | Burnley | Bolton
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