

INVESTMENT

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

FOR SALE

ESTABLISHED TRADE COUNTER / WAREHOUSE LOCATION

- CLOSE PROXIMITY TO JUNCTION 10, M65
 - ATTRACTIVE COVENANT
 - 7.85% YIELD

232.25 SQ.M. (2,500 SQ.FT.)



UNIT B BURNHAM BUSINESS CENTRE
BURNHAM GATE
BURNLEY
LANCASHIRE
BB11 4AJ

LOCATION

Burnham Business Centre is a modern industrial / trade counter development located off Burnham Gate which runs between Trafalgar Street and the Westway roundabout at Junction 10, M65 motorway.

The development includes occupiers such as Toolstation, The Sutcliffe Tool Company Limited, Power Saver Electrical Supplies and Blackburn Brakes together with Calico and MT3 Fitness a gymnasium and equipment supplier.

DESCRIPTION

Mid terraced portal frame industrial unit with brick and block walls with insulated sheet metal cladding above to the roof. Concrete floor with access via a folding roller shutter door, 3m wide x 3.49m high from a shared tarmacadam surfaced loading and delivery area.

Minimum eaves 4.79m. The site benefits from metal palisade fencing and CCTV security.

ACCOMMODATION

Warehouse/ Kitchen & W.C.	232.25 sq.m.	2,500 sq.ft.
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SERVICES

All mains services, including three phase electricity are connected.

SERVICES RESPONSIBILITY

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

TENANCY

Leased to Crown Paints Limited for a term of 10 years (no breaks) from 21st August 2019 at a rental of £13,750 per annum exclusive on a full repairing and insuring basis. Rent review at the end of the fifth year.

Rent discounted to £12,000 p.a. for the first 2 years of the term with rent free to 20th November 2019.

TENURE

Long Leasehold. Balance of 857 years subject to a peppercorn rental

PRICE

£175,000

VAT

VAT is charged upon the sale price.

SERVICE CHARGE

A service charge is levied for the maintenance, upkeep and security of the development. (2019 service charge £1,166 per annum).

RATING

The unit formed part of a larger assessment and is due for recalculation by the Valuation Office. As a guide Unit C, the adjoining unit being 229.68 sq.m. (2,472 sq.ft.) has a 2017 rateable value of £9,000. Contact the Local Commercial Rating Department 01282 425011 to confirm rates payable. Small Business Rating Relief may apply.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party to pay their own legal fees.

VIEWING

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

