

PROPERTY PARTICULARS INVESTMENT

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
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www.tdawson.co.uk

FOR SALE



MARSDEN MILL BRUNSWICK STREET NELSON BB9 0LY

- Multi storey mill with single storey warehouse
- 7,384 sq.m. (79,485 sq.ft.)
- Enhanced single storey warehousing serviced off a good sized yard
- Current passing rent £90,000 per annum
- Located approximately 1 mile from Junction 12, M65

LOCATION

The property is situated approximately 1 mile from Nelson town centre in an established commercial location, being surrounded by manufacturing and warehouse operators.

Nelson benefits from good communications being located immediately adjacent to Junction 12 and 13 of the M65, which provides links to Preston via the A56 to Manchester.

DESCRIPTION

The property comprises of a three storey mill of stone construction with a multi-pitched roof being finished with profile metal cladding.

To the rear there is a substantial single storey warehouse that is predominantly open plan with metal trussed roofs and an eaves height of approximately 5 metres. The warehouse has been considerably enhanced to provide new lighting, floor standing gas space heaters, compressor system, w.c.'s and offices, and a new roller shutter door leading from an enclosed yard.

In addition there is also a modern steel portal frame warehouse extension finished in profile metal cladding. Loading is via the enclosed yard, which is accessed off Boston Street.

The multi-storey accommodation comprises of stores on the ground and lower ground floor and the first and second floors have been predominantly converted to provide high quality office and showroom accommodation together with canteen facilities for staff.

The offices have suspended ceilings, gas fired central heating and good quality decorations and floor finishes.

ACCOMMODATION

Multi Storey

Lower ground floor 827 sq.m. 8,905 sq.ft.

First Floor

Offices 310 sq.m. 3,337 sq.ft.

Store 676 sq.m. 7,280 sq.ft.

Second Floor

Office/Showroom 770 sq.m. 8,297 sq.ft.

Stores 141 sq.m. 1,518 sq.ft.

Cellar 1,092 sq.m. 11,765 sq.ft.

Warehouse 3,089 sq.m. 33,252 sq.ft.

Modern Warehouse 476 sq.m. 5,130 sq.ft.

GIA 7,384 sq.m. 79,485 sq.ft.

SERVICES

The property has the benefit of all mains services including a substantial power supply and gas space heating to the warehouse. The offices also benefit from gas fired central heating.

RATING

We are informed by the Valuation Office Agency website that the building has a rateable value of £69,000.

TENANCY

The property is let to Hill's Premier Polymers Ltd (Co No 06215688) for a term of 10 years from 8th March 2020 at an initial rental of £90,000 per annum subject to 3 yearly rent reviews. The lease is on full repairing and insuring terms subject to a schedule of condition

The tenant has an option to purchase at £1.35m

PRICE

Upon application.

VAT

All prices quoted are exclusive of, but may be subject to VAT at the 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.



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