

INDUSTRIAL

The Portal, Bridgewater Close, Network 65
Business Park, Burnley, BB11 5TT
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FOR SALE /MAY LET
BUSINESS RELOCATING AND UNAFFECTED

SUBSTANTIAL INDUSTRIAL COMPLEX

**REDEVELOPMENT POTENTIAL
(SUBJECT TO PLANNING CONSENT)**

**9,307 SQ.M. (100,193 SQ.FT.)
MAY LET IN FULL OR PART UPTO 70,090 SQ.FT.**

**ADJACENT CAR PARK
TOTAL SITE AREA 0.71 HECTARES (1.76 ACRES)**



ATHERTONHOLME MILL
RAILWAY STREET
STACKSTEADS
BACUP
OL13 OLS

LOCATION

Accessed off Newchurch Road (A681) the main arterial route linking Bacup and Rossendale.

The property is in a mixed commercial and residential area of the Rossendale Valley.

The property lies approximately three miles from Rawtenstall which links with the A56 Haslingden Bypass linking the motorway network via the M65 to the North or M66 to the South.

DESCRIPTION

A Victorian Mill building of stone construction with slate roofs to the two and four storey areas which are divided into various sections. The two storey area includes warehousing to the ground floor and first floor offices and showrooms. Adjoining this is the main four storey section providing warehousing on all floors.

To the rear of the multi storey areas is a single storey northlight roofed area. Loading into the property is via a side yard area through the former engine house now utilised as a loading bay. Two goods lifts serve the four storey building.

ACCOMMODATION

Two Storey Office / Warehouse Section

<u>Ground Floor</u> Warehousing	753 sq.m.	8,105 sq.ft.
<u>First Floor</u> Offices, Showroom & Storage	753 sq.m.	8,105 sq.ft.

Four Storey Building

<u>Ground Floor</u> Warehousing	1,231 sq.m.	13,251 sq.ft.
<u>First Floor</u> Warehouse	1,231 sq.m.	13,251 sq.ft.
<u>Second Floor</u> Warehouse Incl staff facilities	1,231 sq.m.	13,251 sq.ft.
<u>Third Floor</u> Warehouse Incl w.c.'s	1,231 sq.m.	13,251 sq.ft.
Single Storey Sheds	2,676 sq.m.	28,805 sq.ft.
Loading Bay & Stores	164 sq.m.	1,765 sq.ft.
<u>First Floor</u> Stores	38 sq.m.	409 sq.ft.
GI Floor Area	9,307 sq.m.	100,193 sq.ft.

EXTERNAL

In front of the loading bays there is a surfaced loading yard to the western end of the property. Opposite the office entrance is a tarmacadamed surfaced car park.

SERVICES

All mains services are available. The property benefits from a substantial electricity supply from an on site substation.

The warehouse areas are heated from hot air blowers with a separate central heating system to the offices.

There is a sprinkler system throughout the property.

SERVICES RESPONSIBILITY

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

Enquiries for the suitability of the property for redevelopment should be directed to Rossendale Borough Council Planning Department.

TENURE

Freehold we are informed.

RATING

The property has a current rateable value of £68,000 we are verbally informed by the Local Authority.

PRICE

ONE MILLION POUNDS

The Vendor will consider conditional offers based on revised planning consent being obtained.

LEASE TERMS

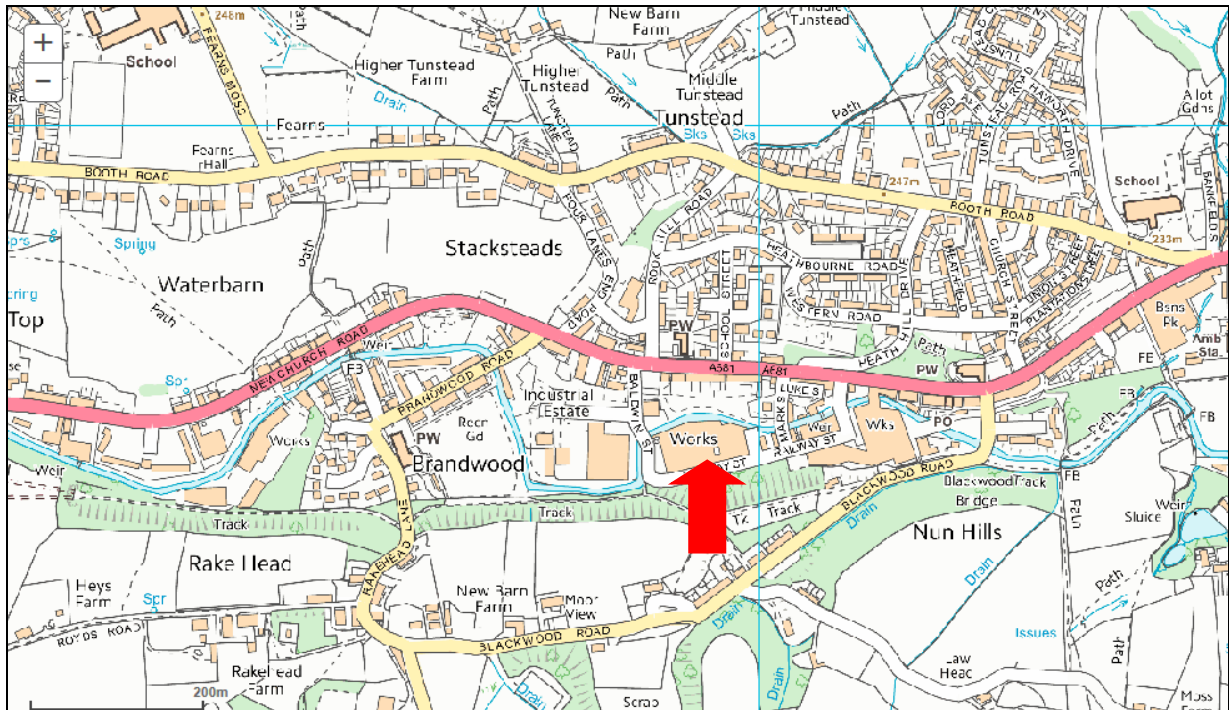
Upon application. May let in full or part up to 70,090 sft.

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.



VIEWING

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