

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

FOR SALE



WALSHAW MILL TALBOT STREET BURNLEY BB10 2HW

- SUBSTANTIAL MILL COMPLEX, EXCELLENT CONDITION
- MAINLY SINGLE STOREY WITH PART THREE STOREY
- EXTENSIVE YARD AREA
- SUIT OWNER OCCUPIERS AND INVESTORS
- 7,330 SQ.M. (78,902 SQ.FT.)
- SITE AREA 1.53 HECTARES (3.78 ACRES)

LOCATION

Situated on Talbot Street which is accessed from Burnley Rd in the Briercliffe area of Burnley

Burnley Rd joins Briercliffe Rd which provides access to Burnley town centre approximately 2.5 miles distant

Briercliffe neighbourhood shopping area is within walking distance

Access to the M65 is via either J11/J12 which are both approximately 3 miles away or J10 approximately 4.5 miles distant.

DESCRIPTION

The property comprises a former textile mill consisting of a large single storey former Northlight weaving shed, with a three storey block to the side

The Northlight Mill is of stone construction under a slated glazed Northlight roof supported on cast iron columns. The three storey section is of stonework construction with a pitched slate roof, a concrete ground floor and suspended upper floors. There is an area of offices to the rear

The property was last used for medical manufacturing and internally is in excellent order.

Large yard to the front and side for loading with an area of grassed land to the rear which could be developed for further parking/loading.

ACCOMMODATION

Ground Floor Warehouse/Workshop/ Offices and Stores	5,699 sq m	61,346 sq.ft.
First Floor Stores	641 sq m	6,900 sq.ft.
Second Floor Staff Facilities and Stores	224 sq m	2,411 sq ft
Basement	766 sq m	8,245 sq ft
Total Area GIA	7,330 sq.m	78,902 sq.ft

SITE AREA

1.53 hectares (3.78 acres)

SERVICES

The property has the benefit of all mains services including three phase electricity and gas heating to the warehouse. The offices have the benefit of gas fired central heating.

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. Pendle Borough Council 01282 661661.

RATING

We are advised by the Valuation Office Agency website that the rateable value is £73,500.

TENURE

Freehold we are informed.

PRICE

On request.

VAT

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

ENERGY PERFORMANCE CERTIFICATE

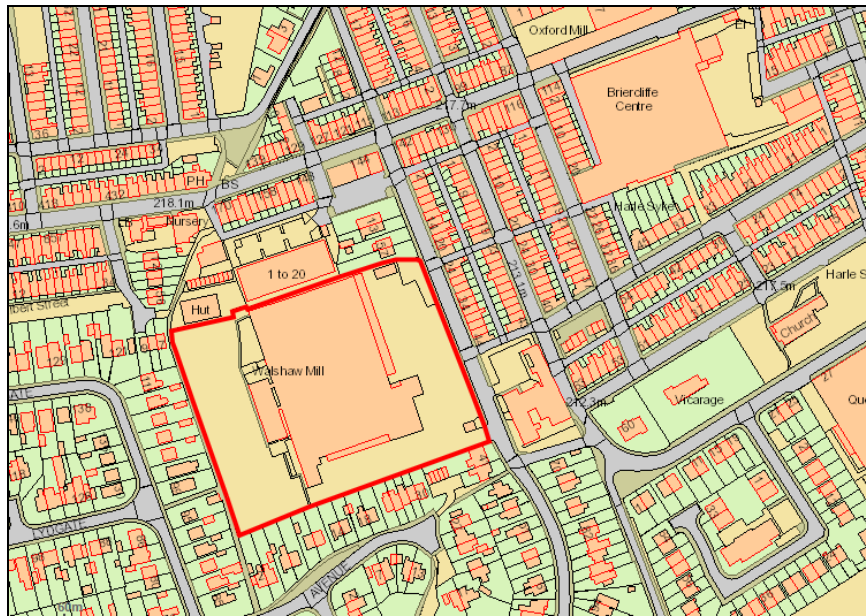
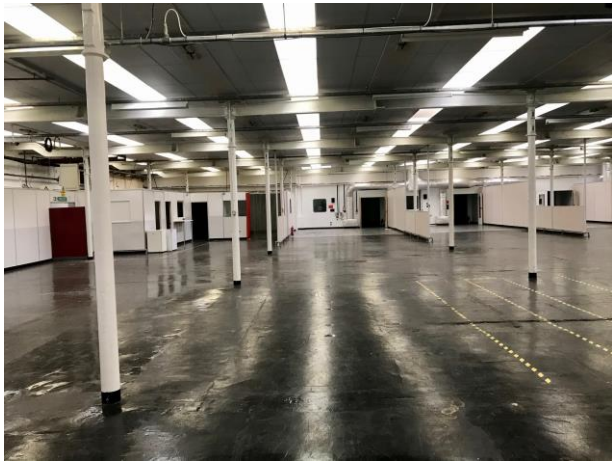
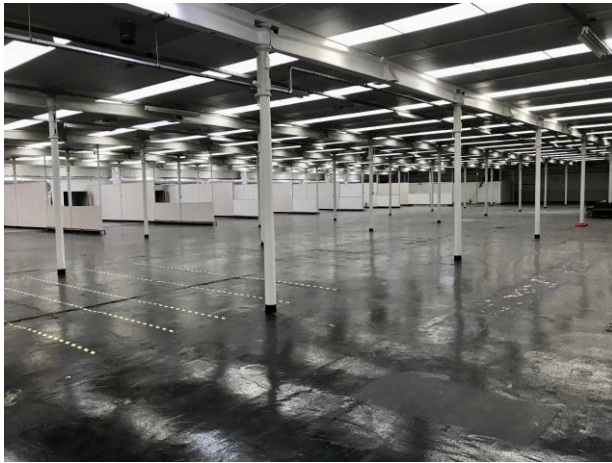
An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal 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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