

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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www.tdawson.co.uk

FOR SALE (MAY LEASE)



**14A AND 14B
HUNCOAT BUSINESS PARK
NEWHOUSE ROAD
ACCRINGTON
BB5 6NT**

- Opportunity to Acquire Freehold of Industrial Workshop
- 7,910 Sq. Ft.
- Located on Established Business Park with Access to Junction 7 and Junction 8 M65/A56 Bypass
- Large Yard and Parking Facilities

LOCATION

Situated within a courtyard on Newhouse Road which leads directly to Bolton Avenue and thereafter Burnley Road (A679). The location provides good access to the Accrington easterly bypass (A56) and thereafter Junction 8 of the M65. Close by businesses include Senator International, Bensons for Beds and Ewood Foods.

DESCRIPTION

The buildings comprise a two bay industrial workshop facility with brickwork and dividing blockwork elevations under a pitched roof supported on a metal portal frame which is part concrete sheet and part insulated profile metal sheeting incorporating translucent roof panels. Each bay has a workshop and storage annexe which are both of blockwork construction overlaid in profile metal sheeting. The property has solid concrete floors, suspended strip lighting, staff offices, kitchen facilities and toilets.

There are four separate roller shutter loading doors with an expansive yard and parking area. The yard is gated and protected by metal palisade fencing.

The internal eaves height is 3.5 metres to the haunch and 4 metres to the apex.

ACCOMMODATION

The approximate gross internal areas are as follows:

Unit 14A

Workshop	2,850 sq. ft.
Plus annexe	410 sq. ft.

Unit 14B

Workshop	3,250 sq. ft.
Plus annexe	1,400 sq. ft.

Total Floor Area: **7,910 sq. ft.**

EXTERNALLY

Fronting the unit is a part concrete and part tarmacadam yard which provides excellent loading provision.

SERVICES

Heating to both bays is by gas warm air blower units and there is a three phase (100 AMP per phase) electricity supply. Mains water and drainage. It will be 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.

RATING

There are currently three rating assessment within the 2023 Rating List. These are as follows:

Unit 14b - rateable value £12,000

Unit 14c - rateable value £12,500

Unit 14d – rateable value £7,000

ENERGY PERFORMANCE CERTIFICATE

Unit 14a – energy rating D (80)

Unit 14b – energy rating D (82)

Copies of the certificates are available upon request.

TENURE

Freehold.

PURCHASE

£475,000

VAT

We understand that VAT will not be applicable to the sale price.

LEASE

Our clients will also consider a lease for a term to be agreed at a rental of £40,000 per annum.

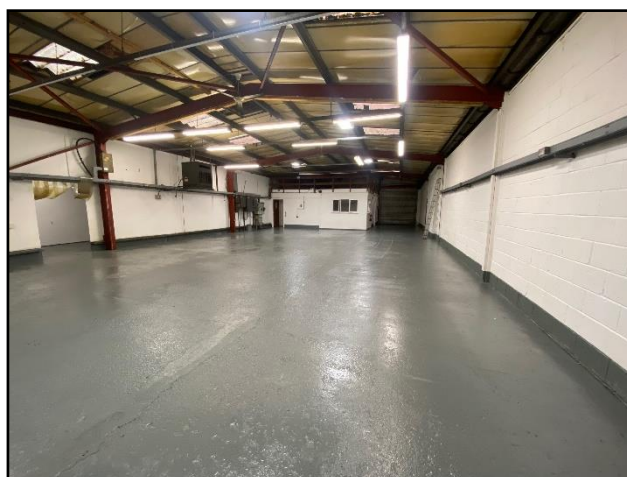
MONEY LAUNDERING

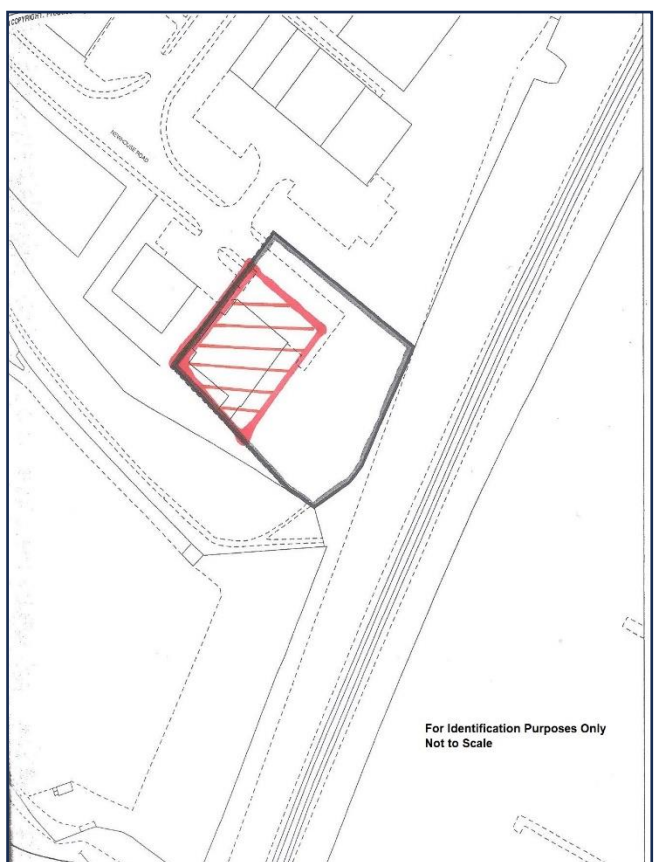
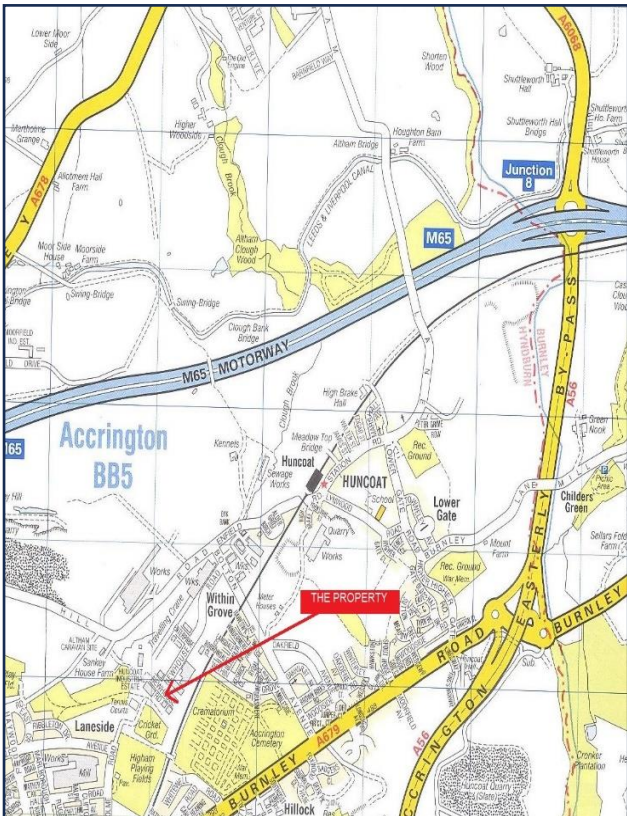
In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS,
TREVOR DAWSON LIMITED OF CAPRICORN HOUSE,
CAPRICORN PARK, BLAKEWATER ROAD,
BLACKBURN, BB1 5QR.**

OUR REF JBR YM 2311.13327 email jason@tdawson.co.uk





For Identification Purposes Only
Not to Scale

LOCATION PLAN

Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

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