

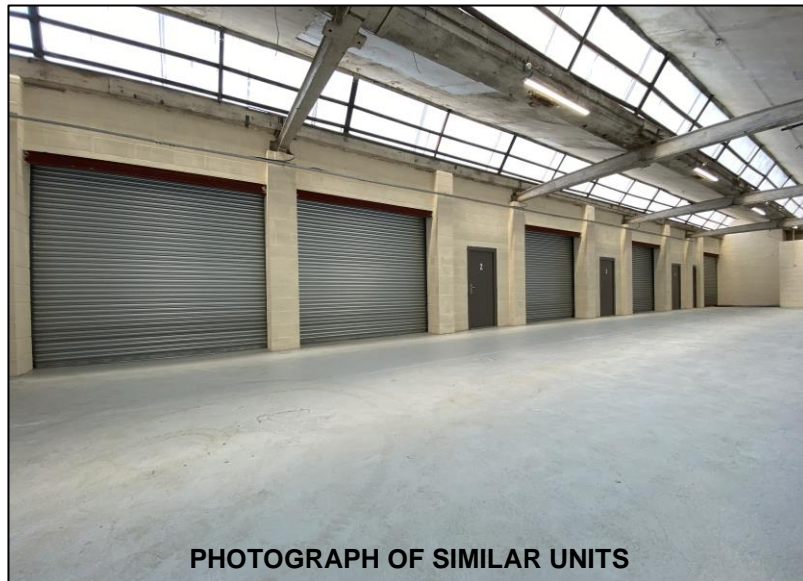
Phone: 01282 428486
E-mail: info@whiteacres-property.co.uk
Website: www.whiteacres-property.co.uk



TO LET

- Lower ground floor workshop/storage units in canal side location
- Well located close to junction 10 of the M65 motorway and within a short drive of Burnley Town Centre
- Available for immediate occupation with electric loading doors and LED lighting
 - Ideal storage units for contractors or tradesmen
- All-inclusive rents with free business rates and no VAT for eligible tenants
 - Competitive pricing and available for immediate occupation

NO VEHICLE RELATED BUSINESSES CONSIDERED



PHOTOGRAPH OF SIMILAR UNITS

Lower Ground Floor Units
Susan Mill Business Centre
Junction Street/Spa Street
Burnley
BB12 0NX

Phone: 01282 428486
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LOCATION

The units are located on the lower ground floor of Susan Mill which is on the corner of Junction Street and Spa Street with excellent access to junction 10 of the M65 motorway.

The mill is positioned off Pendle Way close to the Holiday Inn in a canal side location being ideal for various businesses.

DESCRIPTION

Self-contained workshop/storage units positioned within a mill complex close to junction 10 of the M65 motorway.

The lockup units are located on the lower ground floor in a canal side position and are of blockwork construction with vaulted ceilings & concrete floors being ideal for storage purposes.

Each workshop has its own electrically operated roller shutter door, LED lighting and a single phase electricity supply.

The units are available for immediate occupation and ideal for tradesmen or small businesses looking for their own workshop premises.

Externally the unit has loading from a communal yard with on-site car parking in the immediate vicinity and communal male & female toilets.

ACCOMMODATION

The units have been measured on a gross internal basis and extend to the following approximate areas;

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Unit 3	5.2m x 9.0m	503.8	46.8
Unit 4	5.2m x 12.0m	671.7	62.4
Unit 5	5.8m x 9.0m	561.9	52.2

TERMS

The units are available for immediate occupation by way of a new lease for a term to be agreed at an all-inclusive rent of £75 per week.

BOND

A bond equivalent to one month's rent (£325) is to be paid by the tenants and held by the Landlord for the term of the lease.

VAT

We have been verbally informed that the rent in relation to this property is not subject to VAT however a prospective tenant must check and verify this information prior to making any legal commitment.

BUSINESS RATES

The business rates are to be assessed however Whiteacres can provide a likely indication on request.

The prospective tenant is likely to benefit from small business rates relief and should contact Burnley Borough Council on 01282 425011 to confirm further details.

SERVICES

We understand the property has the benefit of single phase electricity and use of shared male & female toilets.

SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify that all services & appliances are in working order and are of suitable purpose being adequate for their needs.

OUTGOINGS

The rent is inclusive of buildings insurance, water rates, electricity (subject to a maximum usage allowance) and service charges. The prospective will be responsible for their own broadband/phone package.

PLANNING

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

LEGAL COSTS

The landlords will prepare their own in-house agreement for the tenants to sign so no legal costs will be incurred by the tenant unless they decide to seek advice or representation.

VIEWING

For further information or to arrange a viewing please contact the sole letting agents;
Whiteacres Property
Tel: 01282 428486
Email: info@whiteacres-property.co.uk
Web: www.whiteacres-property.co.uk

SUBJECT TO CONTRACT