









FOR SALE



Prominent three storey mill with large car park and two bed apartment

Oakmount Mill, Wiseman Street, Burnley, Lancashire, BB11 1RU

-  Substantial three storey mill extending to 11,000 sq ft
-  Well positioned site close to Burnley town centre and within a short drive of junction 10 of the M65 motorway
-  Textile mill with good natural light in highly prominent location
-  Ideal for clients looking for SIPP and SASS investments
-  Substantial car park for approximately 15 vehicles
-  Sale includes an attractive two bed apartment with additional driveway/car parking
-  Ideal for conversion into offices, workshop space or residential subject to obtaining the necessary planning consent
-  Located in a regeneration area with a number of new buildings in the immediate vicinity

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is located on Wiseman Street on the edge of Burnley town centre close to the junction with Westgate.

The building is within half a mile of junction 10 of the M65 motorway and within walking distance of Burnley town centre.

The property is in a mixed residential and commercial location close to Howdens Joinery, B & M Bargains and Tiger Gas.

The building is located on the edge of the Weavers Triangle in an area of significant regeneration close to the University of Central Lancashire's Burnley Campus and various new student accommodation blocks.

Description

A stone built former weaving mill extending to over 11,000 sq ft. The property was originally constructed as a spinning mill and is of stone construction with its accommodation arranged over three floors.

The property has a loading bay at the front of the site and offers open plan warehouse/workshop space over three levels.

To the front of the property is a substantial car park providing off road parking and an area for goods deliveries.

To the rear of the site is a well appointed stone built two bedroomed first floor apartment with an additional driveway providing off road car parking and undercroft storage.

The property can be offered with vacant possession and would suit alternative uses such as apartments or offices. The existing occupiers may consider leasing back the three storey mill (and not the apartment) further details of which are available on request.

Accommodation

The property has been measured on a gross internal basis and extends to the following approximate areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Ground Floor	19.3m x 15.8m	3,166	294
Former Cafe	19.2m x 5.5m	868	80
First Floor	16m x 19.4m	3,369	312
Second Floor	19.4m x 16.6m	3,214	298
GIA		10,617	984
Apartment			
Lounge	6.4m x 5.0	342	31
Kitchen	3.8m x 2.3m	93	8.6
Main Bedroom	4.1m x 3.3m	145	13
Bedroom 2	3.5m x 3.4m	126	11.7
GIA		706.9	64.3

Purchase Price

Offers in the region of £450,000.

Vat

The price quoted is exclusive of VAT which may be payable at the prevailing rate further details of which are available on request.

Business Rates

We have been informed by the valuation office website that the Rateable Value for this property is £18,500 per annum with approximate rates payable of £9,231.50 per annum based on the current multiplier of 0.499.

Whiteacres understand the Council Tax band for the living accommodation is Band A. Prospective buyers must check and verify this information prior to making a legal commitment.

The prospective tenant is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Burnley Borough Council on 01282 425011 to confirm further details.

Special Note

The sale does not include the listed chimney which is held under separate ownership.

Services

We understand the property has the benefit of mains electricity, water and gas.

Service Responsibility

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

Legal Costs

Each party is to be responsible for their own legal costs.

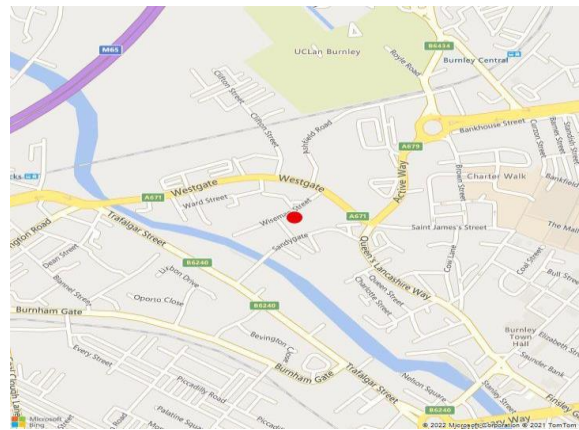
Viewings

Please contact the agents:

Kelly McDermott
01282 428486
kelly@whiteacres-property.co.uk

Jonathan Wolstencroft
01282 428486
jonathan@whiteacres-property.co.uk

Whiteacres Property
Church House,
10 Church Street,
Padiham,
BB12 8HG





Unit 9 Oakmount Mill & Bobbin Cafe, Wiseman Street, Burnley, Lancs, BB11 1RU

Valuation

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Valuation

Current rateable value (1 October 2018 to present)

£18,500

This is not the amount you pay. It is used to calculate your business rates bill. [Estimate your business rates bill](#)

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Factory, cafe floor areas

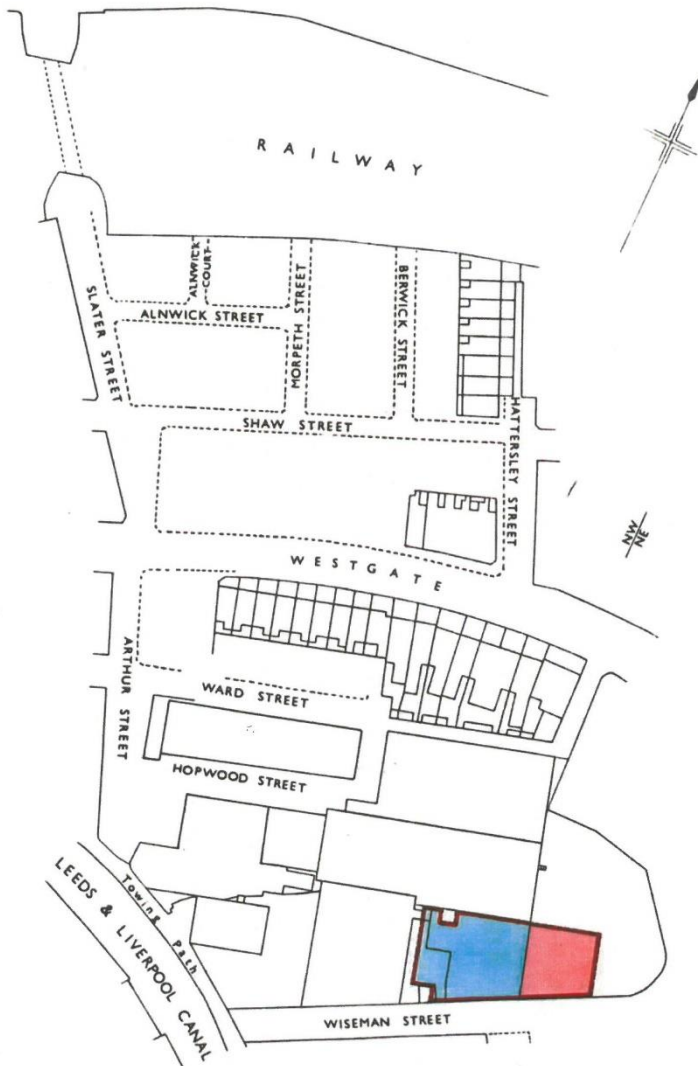
Description	Area m ² /unit	£ per m ² /unit	Value ?
Ground floor ground floor sales	268.72	£35.88	£9,642
Ground floor internal storage	11.89	£17.94	£213
Ground floor internal storage	2.58	£17.94	£46
First floor production area	138.29	£12.56	£1,737
First floor staff toilets	4.49	£0.00	£0
First floor internal storage	114.26	£12.56	£1,435
First floor mess/staff room	24.64	£12.56	£309
Second floor internal storage	292.01	£6.28	£1,834
Ground floor restaurant	68.7	£41.00	£2,817
Ground floor staff toilets	3.8	£0.00	£0
Ground floor public toilets	7.85	£20.50	£161
Ground floor kitchen	11.21	£28.70	£322
Total	948.44		£18,516

H. M. LAND REGISTRY

NATIONAL GRID PLAN SD 8332 SECTION E

LANCASHIRE
BURNLEY DISTRICT

Scale 1/1250



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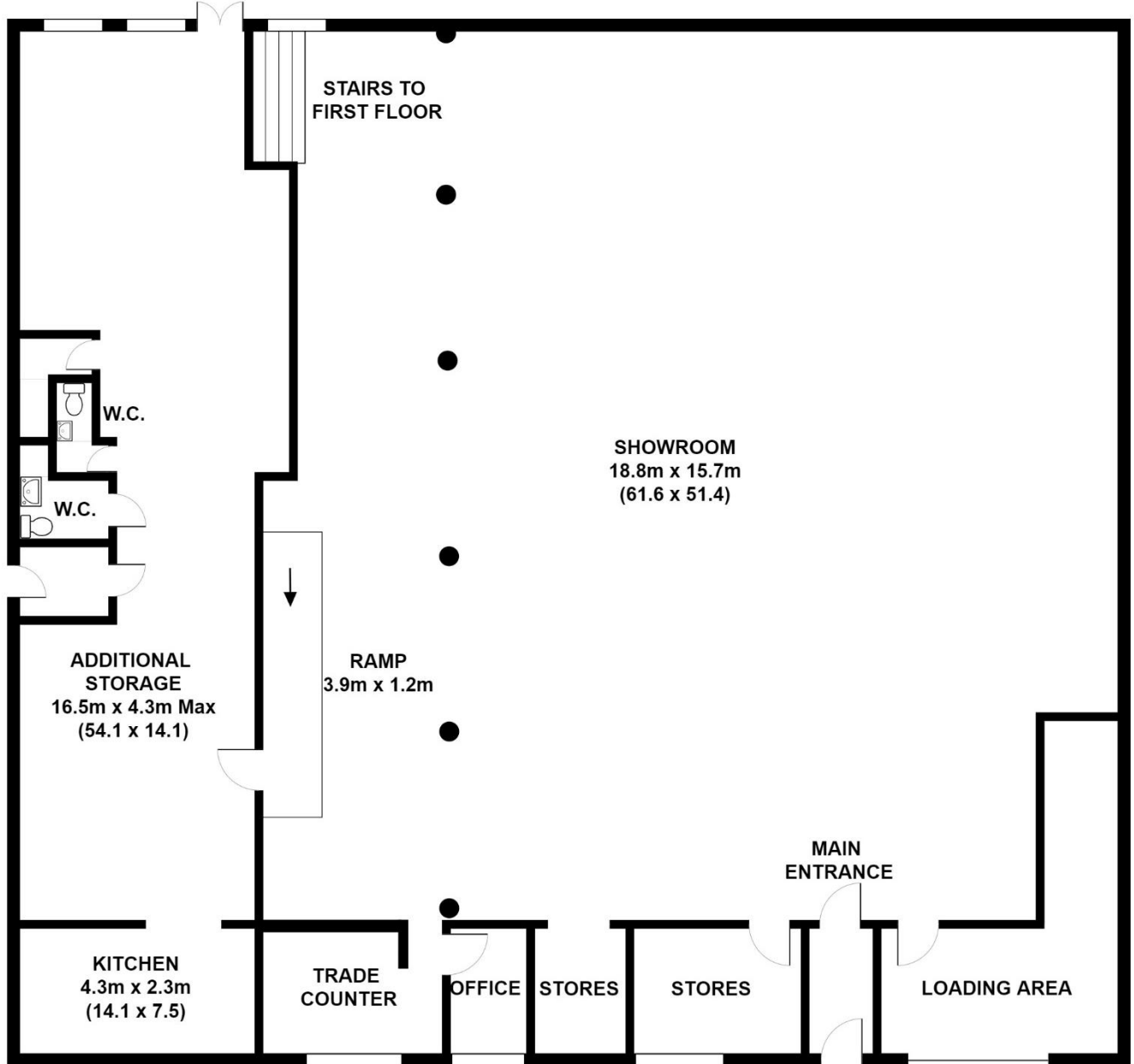
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OAKMOUNT MILL GROUND FLOOR
Approx 374.8 sq. meters (4,034.7 sq. feet)

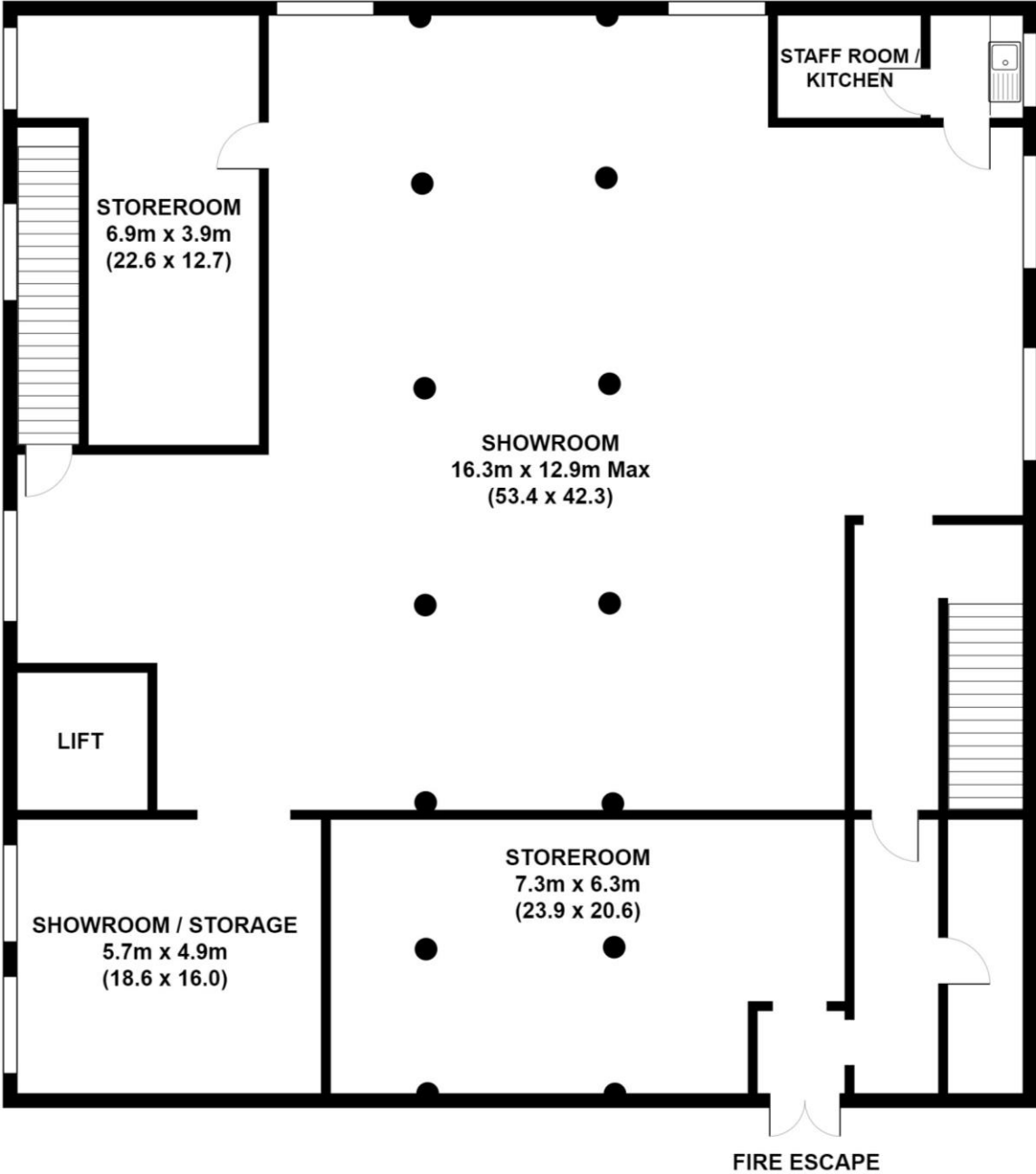
FIRE ESCAPE / ENTRANCE TO REAR YARD



ROLLER SHUTTER
2.5m Max Height
2.0m Max Width

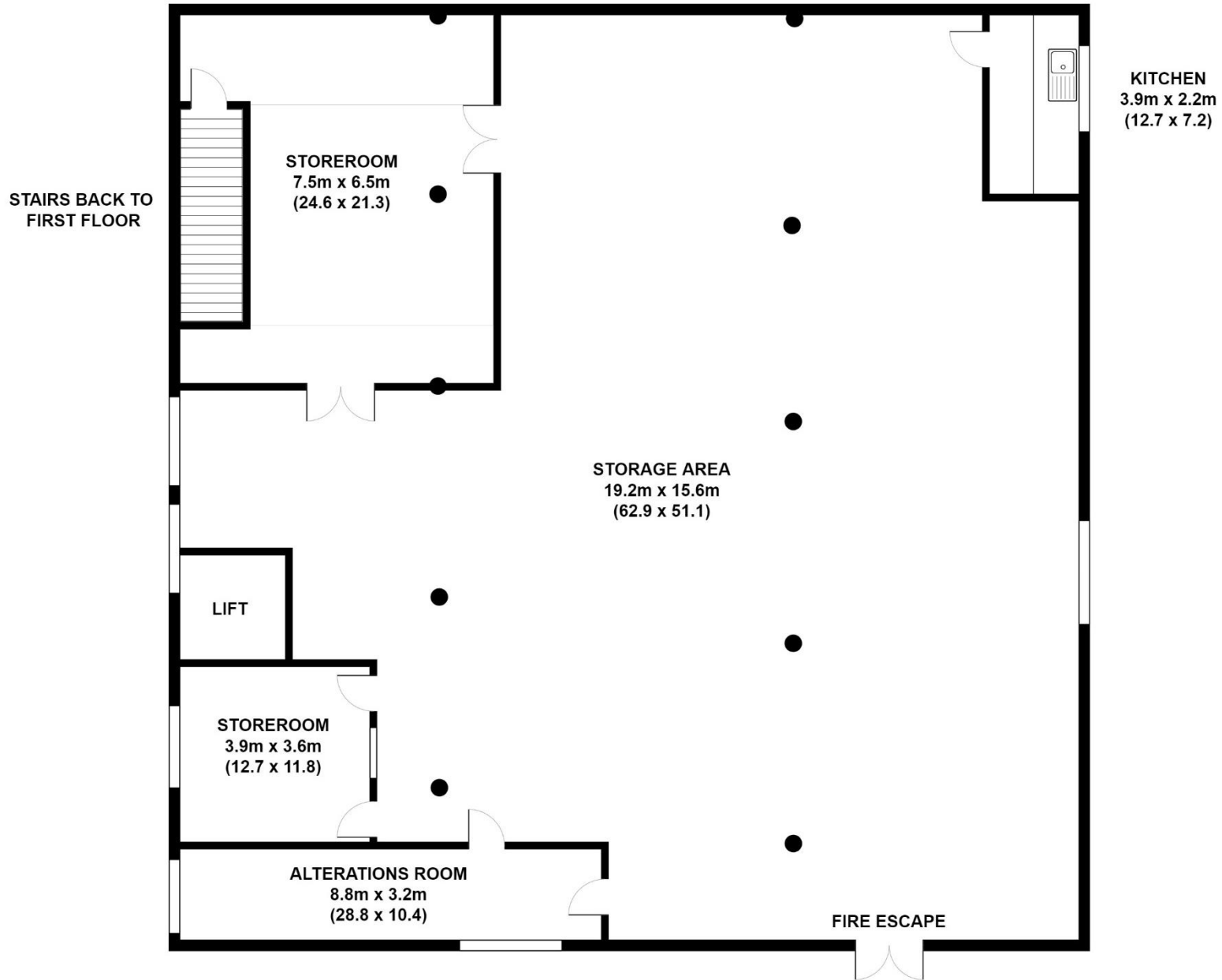
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OAKMOUNT MILL FIRST FLOOR
(Approx 312.9 sq. meters 3,369.1 sq. feet)



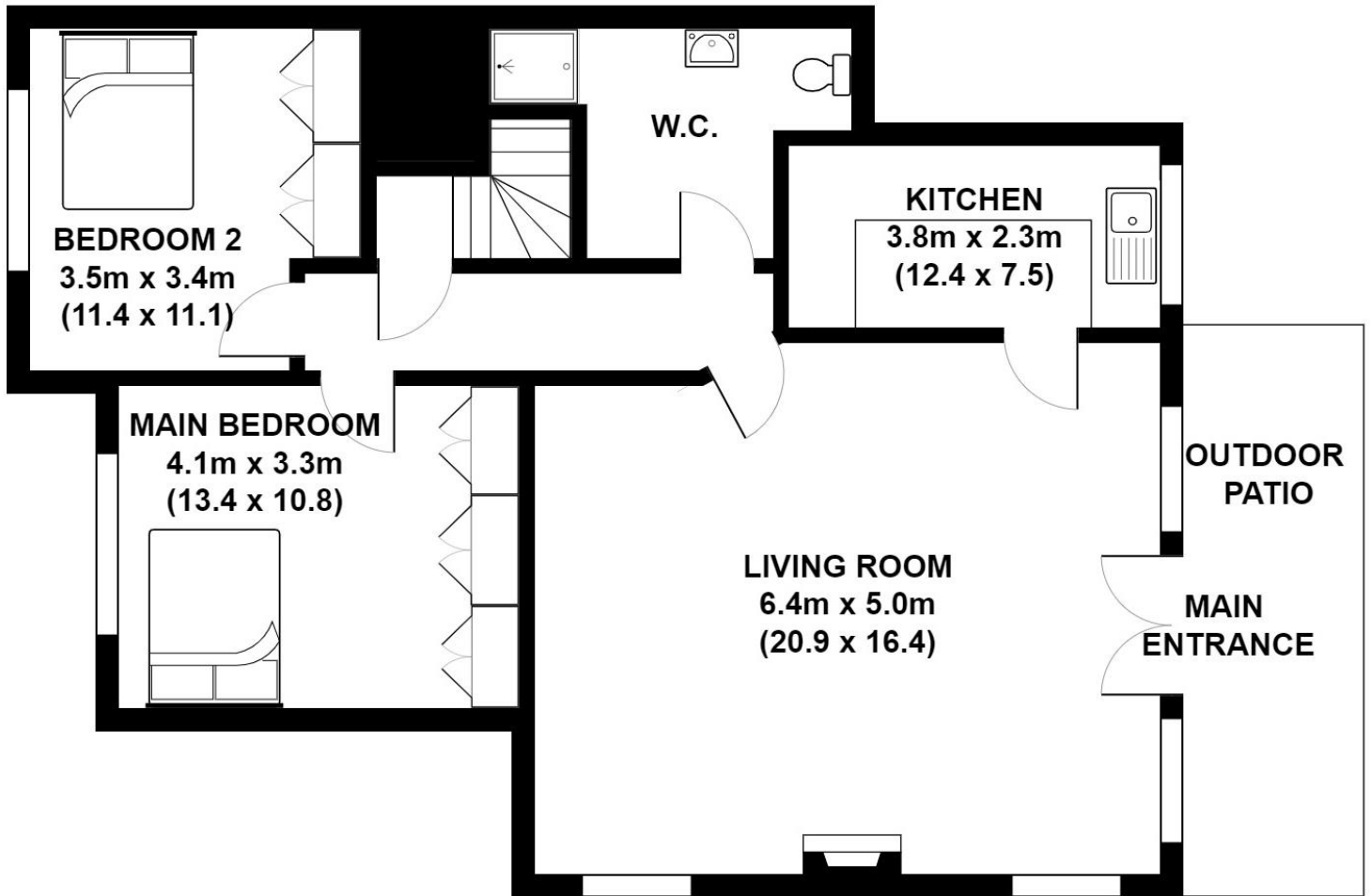
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OAKMOUNT MILL SECOND FLOOR
(Approx 298.5 sq. meters 3,214 sq. feet)



For illustration purposes only - not to scale

FIRST FLOOR SELF CONTAINED APARTMENT
(Approx 378.6 sq. meters 706.9 sq. feet)



For illustration purposes only - not to scale