

**FOR SALE**



*Stone built two storey workshop with yard extending to approximately 4,350 sq ft*

## **Former Nelson Joinery, Glen Way, Brierfield, Nelson, Lancashire, BB9 5NH**

- ❁ Two storey workshop premises extending to approximately 4,352.1 sq ft
- ❁ Positioned close to junction 12 of the M65 motorway
- ❁ Two storey workshop and office accommodation in highly prominent position
- ❁ No VAT and free business rates for eligible occupiers
- ❁ Ideal for contractor, manufacturer or joinery uses
- ❁ Stone building with newly installed electric roller shutter door
- ❁ Yard to the rear of the site providing parking and loading
- ❁ Occupied for many years by Nelson Joinery with a good mix of workshop and office space
- ❁ Four modern offices, gas fired heating, modern fitted kitchen and both male and female toilets

**Interested in this property? Call 01282 428486 or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)**

## Location

The property is located on Glen Way in Brierfield close to junction 12 of the M65 motorway.

The property is located on the edge of Brierfield in an elevated mixed residential and commercial location.

The property has good access to Pendle, Burnley and Blackburn with other businesses in the vicinity including Browns Ladders, Pendle Village Mill, The Leisure Box and B&Q.

## Description

Two storey workshop premises which was occupied by Nelson Joinery for many years.

The property is mainly of stone construction with a blue slate and rear insulated metal roof and comprises of an open plan workshop on the ground floor with three loading doors, fluorescent lighting and wood fired heating.

The ground floor offers a compact drive in level storage area stepping up to the main large workshop.

The first floor comprises of four modern offices with both male and female toilets and a modern fitted kitchen. There is also further workshop space at first floor level with a hoist, two store rooms and works toilet. The premises has the benefit of mains water, mains gas and three phase electricity.

The building has a concrete yard to the rear of the site providing off road car parking and loading. There is also a substantial shipping container at the side of the building which is included in the sale along with two additional storage shipping containers.

## Accommodation

The property has been measured on a gross internal basis including corridors, toilets, stairwells and extends to the following approximate areas.

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Ground Floor, Front workshop	9.7m x 7.4m	668.2	62.08
Ground Floor, Rear workshop	10.7m x 12.4m	1,428.2	132.68
First Floor, Upper workshop, kitchen & three toilets	12.4m x 10.6m	1,414.8	131.43
First Floor, Four offices and reception	12.4m x 6.3m	840.9	78.12
<b>GIA</b>		<b>4,352.1</b>	<b>404.31</b>

## Terms

Offers in the region of £295,000

## Vat

Whiteacres have been informed that the purchase price is not subject to VAT, however this information must be checked and verified by the purchasers and their solicitors prior to making a legal commitment.

## Business Rates

We have been informed by the valuation office website that the rateable value for this property is £8,300 per annum.

The prospective occupier is likely to benefit from 100% discount with the government small business rates relief initiative but must contact Pendle Borough Council on 01282 661 661 to confirm these details.

## Services

We understand the property has the benefit of mains gas, mains water and 3 phase electricity.

## Service Responsibility

It is the purchasers responsibility to verify that all services/appliances are in safe and full working order being suitable for the purpose and adequate for their needs.

## Legal Costs

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

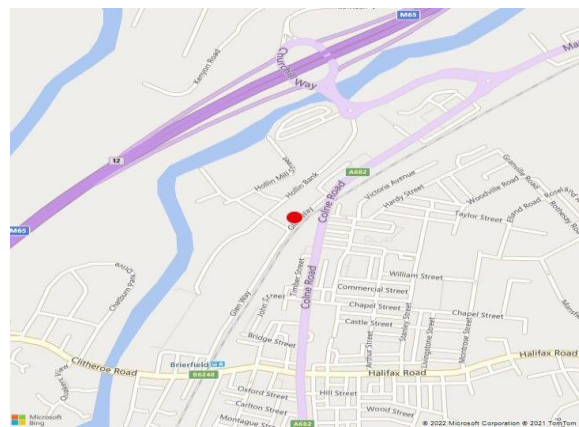
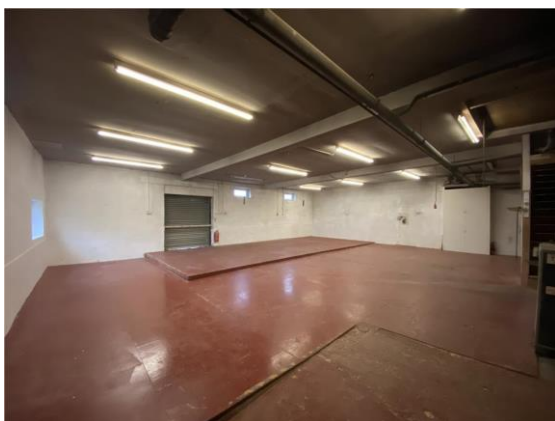
## Viewings

Please contact the agents:

Jonathan Wolstencroft  
01282 428486  
[jonathan@whiteacres-property.co.uk](mailto:jonathan@whiteacres-property.co.uk)

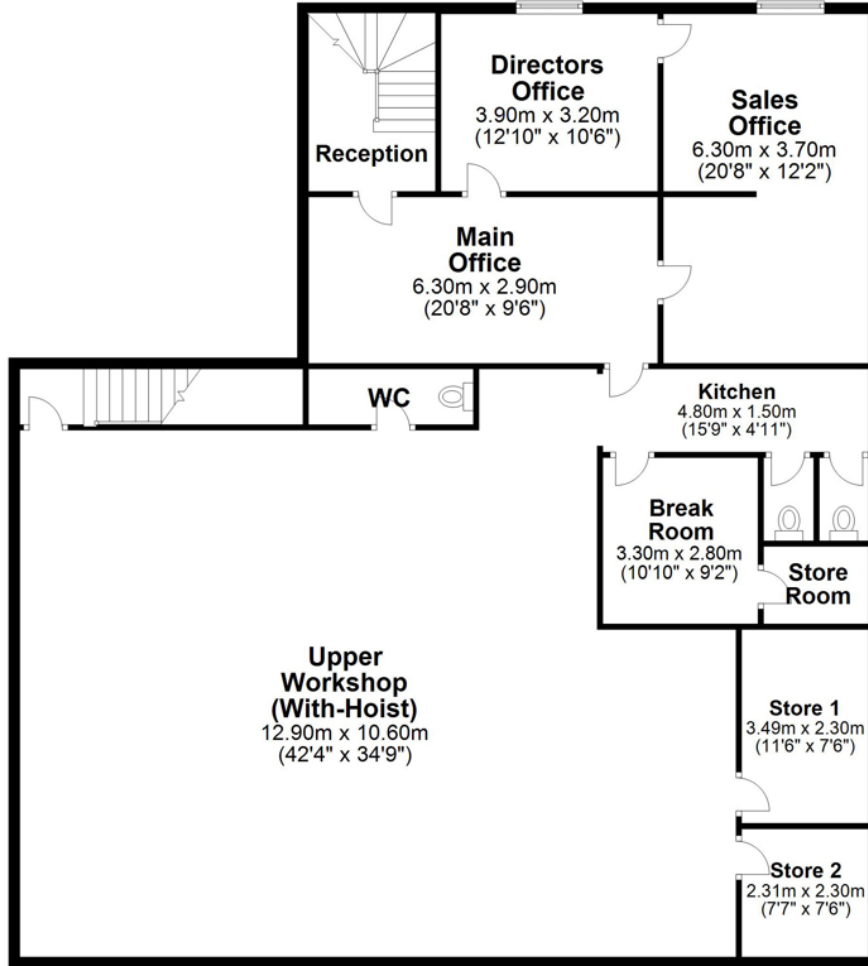
Whiteacres Property  
287 Manchester Road, Burnley BB11 4HL





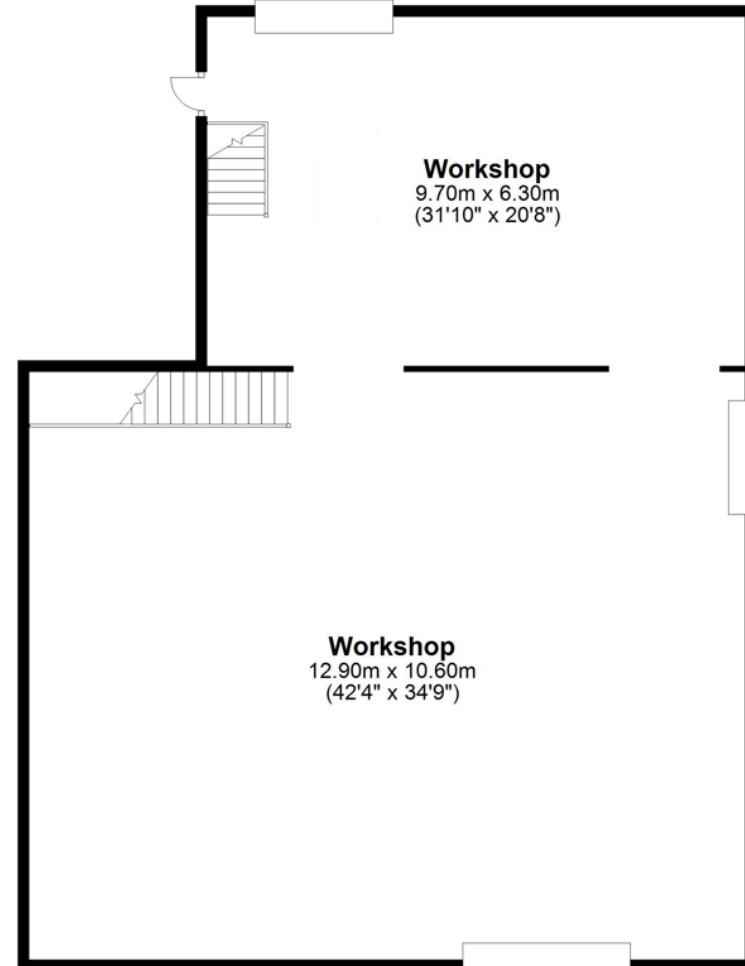
### Upper Ground Floor

Approx. 226.2 sq. metres (2434.8 sq. feet)



### Lower Ground Floor

Approx. 198.9 sq. metres (2140.8 sq. feet)



Total area: approx. 425.1 sq. metres (4575.6 sq. feet)

For illustration purposes only - not to scale