

**TO LET**



*Substantial workshop and offices extending to over 26,000 sq ft*

## **Gaghills Mill, Gaghills Road, Waterfoot, Rossendale, BB4 9BB**

- ❁ Stone built workshop/warehouse building extending to 26,000 sq ft
- ❁ Two storey open plan workshop/warehouse space with large loading bay
- ❁ LED lighting, gas fired central heating and good natural light
- ❁ Competitive rent and business rates
- ❁ Substantial power supply available to site and a lift to both floors
- ❁ Two storey office block with male and female toilets and gas central heating
- ❁ Walking distance to Waterfoot town centre and good access to the motorway network
- ❁ Ideal for manufacturing, workshop or storage space
- ❁ Site available for immediate occupation

**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 the edge of Waterfoot town centre with good access to Newchurch Road and the A681.

The property is within a short drive of Ramsbottom and Rawtenstall with good access to the national motorway network.

## Description

A substantial stone building in a quiet location on the edge of Waterfoot town centre in the Borough of Rossendale.

The property comprises of two storey offices together with an open plan two storey workshop/warehouse space to the rear.

The site has a number of offices with suspended ceilings, gas central heating and LED lighting.

The warehouse space is accessed from a loading door at the front of the building and offers open plan storage across two levels.

The premises has good natural light and is ideal for various uses including gym/fitness, workshop accommodation or warehouse and distribution.

Externally there is some car parking directly in front of the site and a substantial loading door to the front of the site.

## Accommodation

The property has not been measured but the following information has been supplied from the valuation office website:

DESCRIPTION	SQ FT	SQ M
<b>Ground Floor</b>		
Warehouse & Loading Bay	11,928	1,108.1
<b>Ground Floor</b>		
Offices, Staff Toilets & Amenities	611.9	56.8
<b>First Floor</b>		
Offices, Kitchen & Staff Toilets	2,229.6	207.1
<b>First Floor</b>		
Warehouse	10,259	953.06
<b>GIA</b>	25,028.5	2,325.5

## Terms

The whole property is available by way of a new lease for a term to be agreed at an annual rent of £60,000 per annum plus VAT.

## Vat

We have been informed that the rent will be subject to VAT at the prevailing rate.

## Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £28,750 per annum with rates payable being £14,346 per annum.

To confirm further details please contact Rossendale Borough Council on 01706 21777.

## Outgoings

In addition to the rent and the business rates liability the tenants are to be responsible for the buildings insurance which will be recharged by the landlords and all services connected to the property.

## Services

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

## Service Responsibility

It is the prospective tenant's responsibility to verify that all services/appliances are in safe 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:

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