



Enclosed Yard With Planning Consent for Car Sales And Valeting Unit.

TO LET

**YARD ADJACENT TO
ASTLEY HOUSE
ALBERT STREET
BURNLEY
LANCASHIRE
BB11 3DE**

23,888 Sq Ft (2,219.2 Sq M)

- Enclosed level site ideal for car sales and valeting use.
- Planning consent granted for car sales use including site office, valeting unit and parking for up to 48 vehicles.
- Conveniently located close to Burnley town centre and within near distance from Junctions 10 and 11 of the M65 motorway.
- Extending to approximately 24,000 sq.ft.
- May suit various commercial storage uses subject to the appropriate planning consent.

Location

Astley House is situated just off Albert Street close to its junction with Yorkshire Street and Todmorden Road, within a short distance of Burnley Town Centre, TK Maxx, Tesco and Charter Walk Shopping Centre. Junctions 10 and 11 of the M65 are approximately 2 miles distance from the site.

Description

A level rectangular site which forms the adjoining carpark to Astley Mill. Planning permission (FUL/2023/0008) was granted on the 27th February 2023 for use of the land as a Car Sales pitch including a site office, car valeting building, and associated parking for up to 48 vehicles. The proposed planning consent would also incorporate a 2.4m height fence to be erected around the perimeter of the site together with some soft landscaping.

Ideally suited to a car sales pitch, the site may also lend itself to various commercial storage uses.

Accommodation

2219.2 sq.m 23,888 sq.ft



Planning

Details of the planning consent can be found on Burnley Borough Councils website <https://publicaccess.burnley.gov.uk/online-applications> using reference FUL/2023/0008. Further enquiries regarding the current planning consent should be directed to Burnley Borough Council on 01282 425011

Rent

£30,000 per annum

Business Rates

To be assessed.

Services

No mains services are currently available however we are advised that all mains services are available within the Astley Mill site.

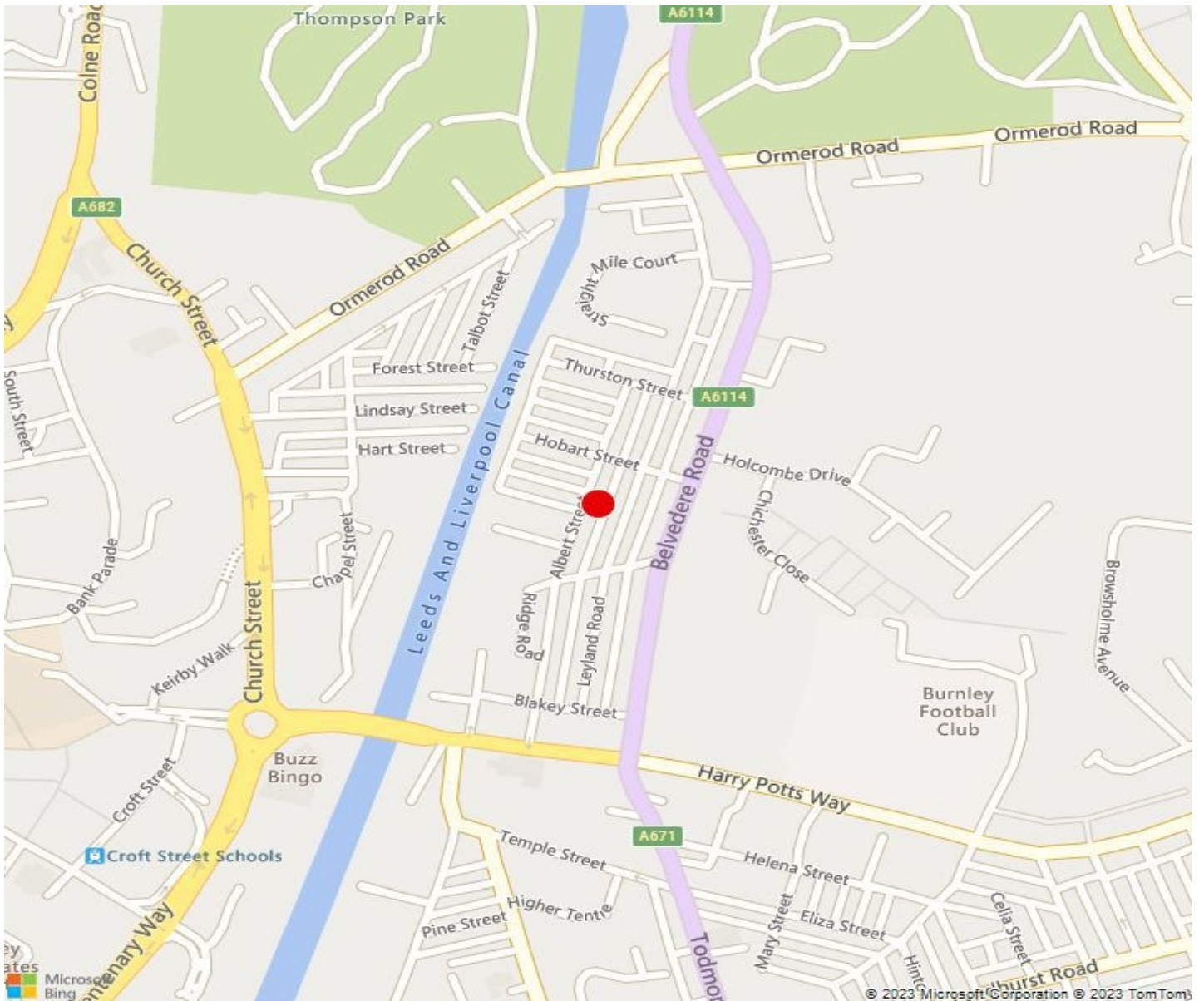
Services Responsibility

Interested parties must satisfy themselves as to the location and capacity of the services.

Terms

The land is available by way of a new lease for a term to be agreed.





Additional Information

Viewings

Petty Chartered Surveyors
Suite 125b, Empire Business
Centre 2 Empire Way Off
Liverpool Road Burnley BB12
6HH

Legal Costs

Each party is responsible for
their own legal costs.

VAT

All Prices quoted are exclusive
of, but may be subject to VAT
at the prevailing rate.

EPC

An Energy Performance
Certificate is available upon
request.

DISCLAIMER

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