



Prominent Roadside Premises With Various Light Industrial / Showroom Units Available.

TO LET

**THORNEYBANK MILL
TRAFALGAR STREET
BURNLEY
LANCASHIRE
BB11 1TQ**

**3,260 - 54,450 Sq Ft (302.85 -
5,058.4 Sq M)**

- Substantial Mill premises located within the Weavers Triangle.
- Highly prominent main road location close to various developments including UCLAN College, Slater Terrace offices, McDonald's, KFC, Screwfix and Banny's Fish and Chip drive through.
- Units from 3,260 - 7925 sq.ft.
- 1.25 acre approx cleared site.

Location

The property occupies a highly prominent main road position on Trafalgar Street (A580) on the edge of Burnley town centre within half a mile for Junction 10 of the M65.

The property is situated in the Weavers Triangle Conservation area (On The Banks) in a mixed use locality, with various established businesses including McDonald's, KFC, Screwfix and Banny's Fish and Chip drive through.

Description

The property comprises of a mix of buildings within the Weavers Triangle Conservation Area including, a stone built multi-storey building, 1980's single storey portal frame workshop and showroom, traditional North Light single storey and two storey buildings adjacent to the canal.

To the rear, accessed via Nelson Square is also a large cleared yard extending to approximately 1.25 acres.

Accommodation

UNIT 1

Main road showroom comprising 4,000 sq.ft plus storage / reception area of 3,500 sq.ft on the lower section.

UNIT 2

Multi-storey building off cleared site to the rear comprising 3,260 sq.ft per floor.

UNIT 3

Northlight accommodation 7,925 sq.ft

UNIT 4

Two Storey premises - 4,460 sq.ft per floor.

Cleared site: 29,205 sq.ft 2,713.23 sq.m

Total site area: 2.55 acres (1.03 Ha)



Planning

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the local Planning Authority who can be contacted on 01282 425011.

Rent

Unit 1 - £29,500 per annum

Unit 2 - To be confirmed

Unit 3 - £29,500 per annum

Unit 4 - Ground Floor £15,600 per annum, First Floor
£11,150 per annum

Business Rates

To be assessed upon occupation.

Services

We are advised all mains services are connected to the property including three phase electricity.

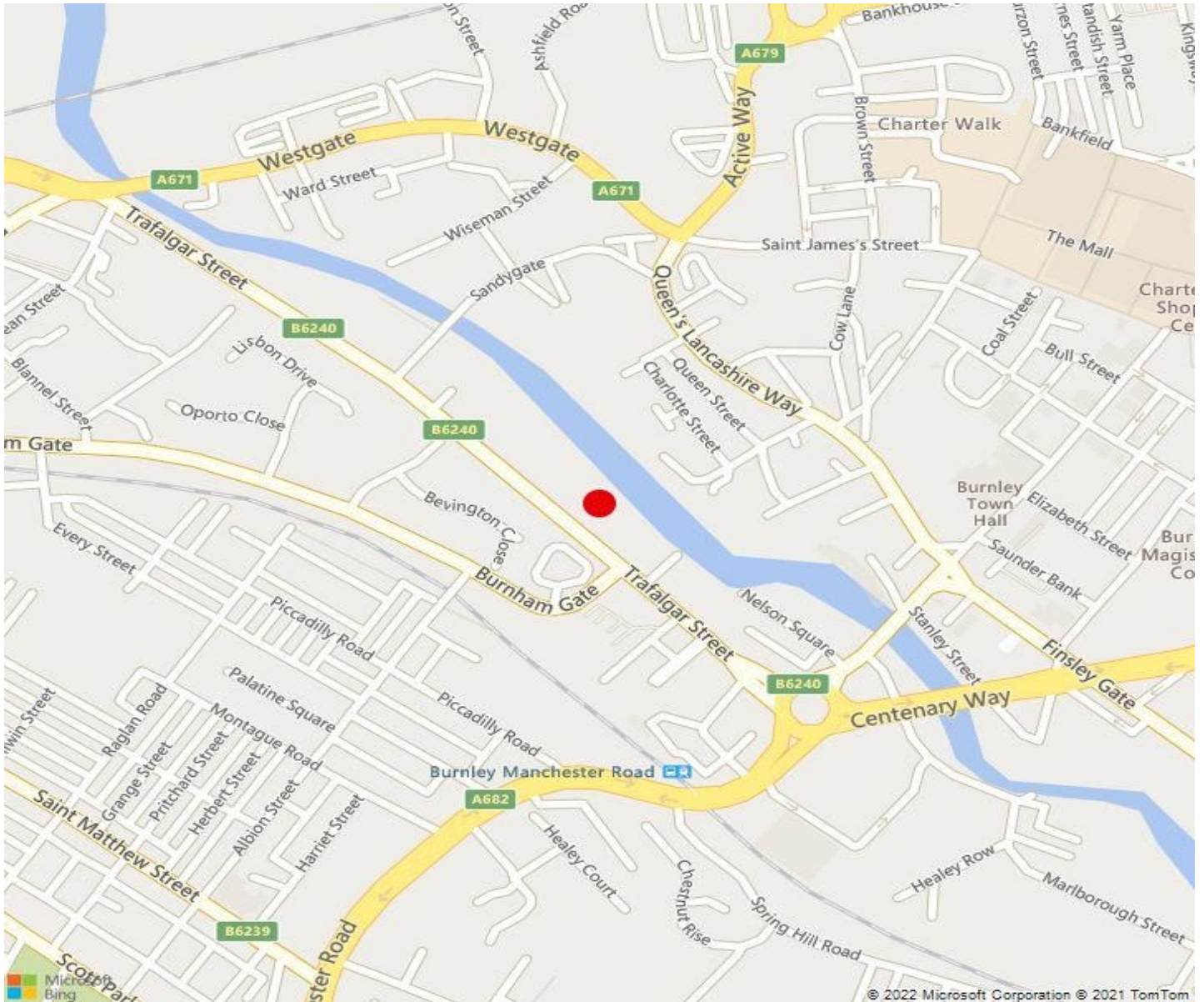
Services Responsibility

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

Terms

A provision for a service charge will be incorporated within the leases to cover the management and maintenance of the external areas.





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

Legal Costs

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

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

