



## Spacious Workshop Unit Ideal for Manufacturing Or Storage

### FOR SALE

**UNIT 1 CAPETOWN MILL  
PICKLES STREET  
BURNLEY  
LANCASHIRE  
BB12 0NJ**

**4,518.18 Sq Ft (419.74 Sq M)**

- Former joinery workshop with solid concrete flooring, good eaves height and excellent natural light.
- Office accommodation with various storerooms, a kitchenette, WC's and useful mezzanine storage.
- Convenient location immediately adjacent to junction 10 of the M65 motorway and within a short drive from Burnley town centre.
- Ideal for tradesman, warehousing or storage uses.

### Location

The property is located just off Tunnel Street accessed via Pendle Way which is immediately adjacent to Junction 10 of the M65 motorway and within approximately 1 mile from Burnley town centre.

Conveniently located with excellent transport links to the M65 motorway network, other occupants in the nearby vicinity include Starbucks, Esso Petrol Station, Travel Lodge and Toolstation.

### Description

A deceptively spacious single storey workshop of brick construction with an insulated sheet metal clad roof. The property has been occupied for many years as a joinery workshop and is ideally suited to workshop or warehouse usage, benefiting from solid concrete flooring, good natural light, a private office with suspended ceilings and additional mezzanine storage.

Internally the accommodation comprises an open plan workshop, a series of ground floor store rooms, a kitchenette, WC and useful mezzanine store.

### Accommodation

Workshop, 304.68 sq.m 3,279.57 sq.ft  
Office 20.58 sq.m 221.52 sq.ft  
Tool store 5.18 sq.m 55.75 sq.ft  
Workshop under mezzanine 33.24 sq.m 357.79 sq.ft  
Store room 7.57 sq.m 81.48 sq.ft  
Staff room 5.61 sq.m 60.38 sq.ft  
Kitchenette 2.34 sq.m 25.18 sq.ft  
WC 2.0 sqm 21.74 sq.ft  
1st floor Mezzanine store 38.53 sq.m 404.73 sq.ft  
  
GIA 419.75 sq.m 4,518.18 sq.ft



### Planning

The prospective tenant must satisfy themselves that the property is appropriate for their particular use. Further enquiries should be directed to Burnley Borough Council Planning Department on 01282 425011

### Price

£200,000 (two hundred thousand pounds)

### Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £7,400 per annum (2023/24).

The property is likely to benefit from Small Business Rates Relief, and interested parties should contact Burnley Borough Council direct to confirm on 01282 425011.

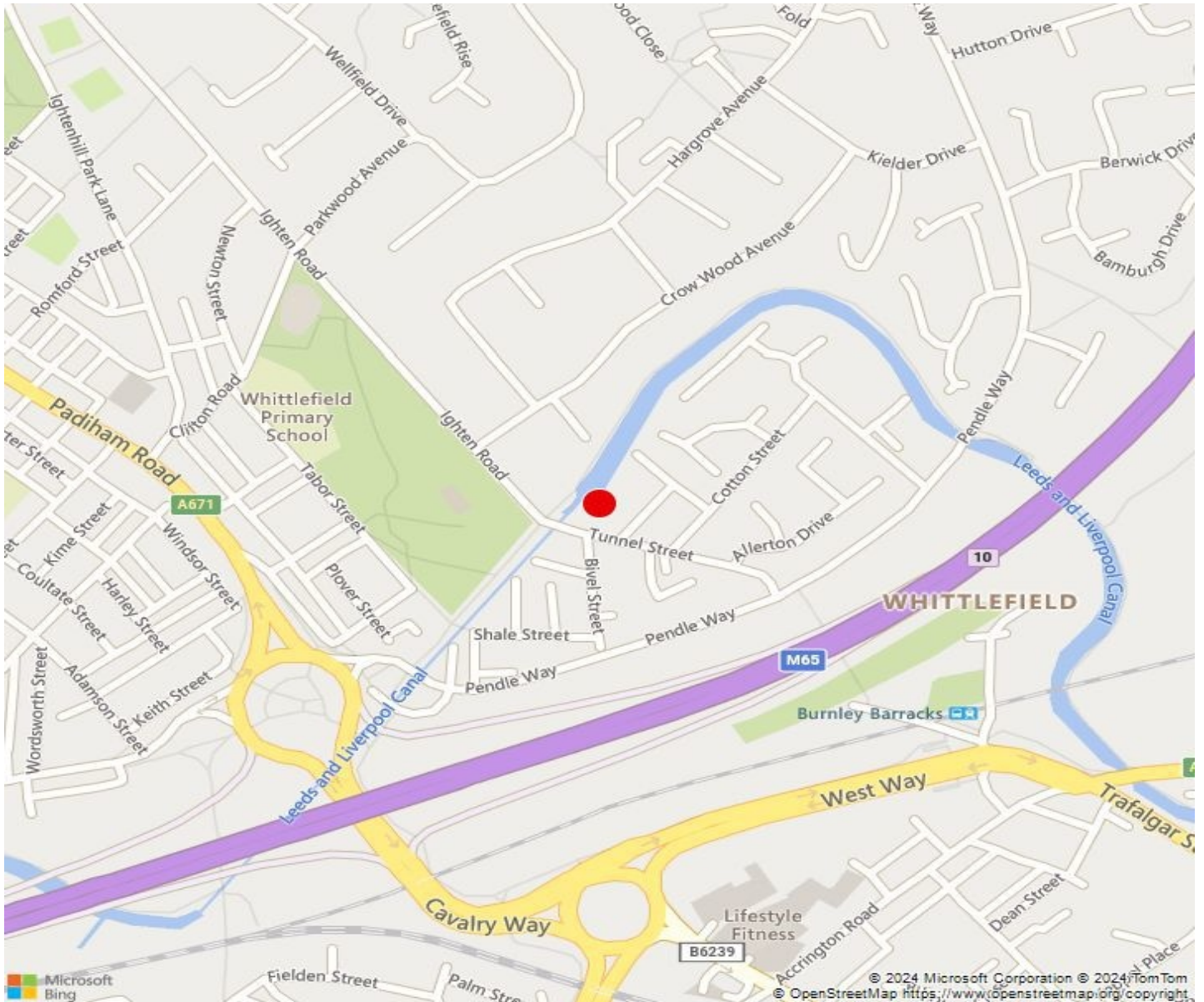
### Services

The property has the benefit of three phase electricity supply and mains water. Heating to the main workshop is via a wood burner heater.

### Services Responsibility

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





## Additional Information

### Viewings

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

### 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

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.

