



Spacious Workshop Unit Ideal for Manufacturing Or Storage

FOR SALE BY AUCTION

**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

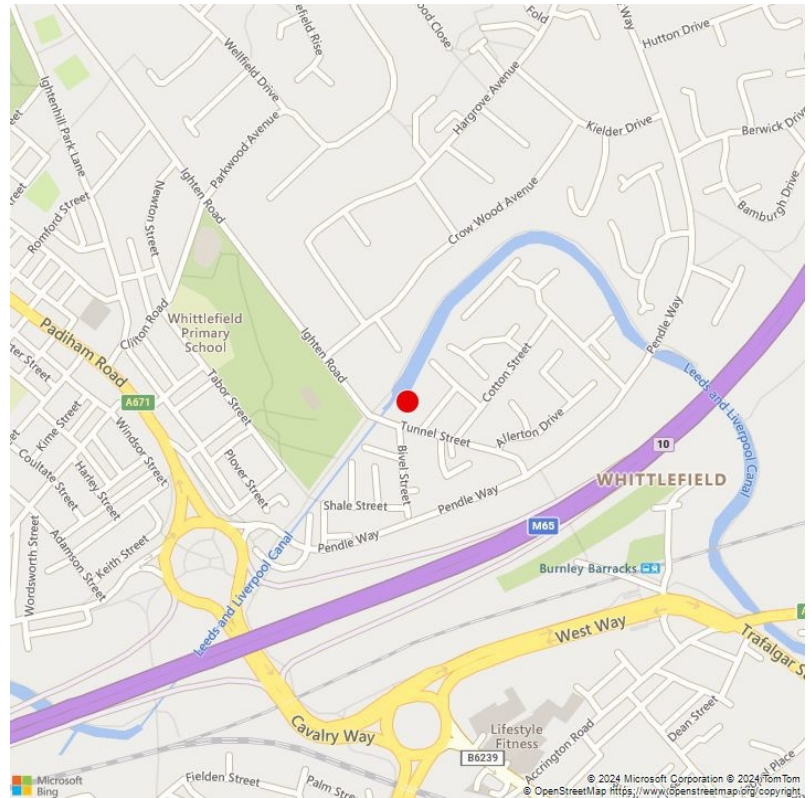
GIA 419.75 sq.m 4,518.18 sq.ft

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.



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

For sale by the Modern Method of Auction: Starting bid price £170,000
This property is for sale by the Lancashire Property Auction powered by "iam-sold".

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.

AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction which is not to be confused with traditional Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date that the buyer's solicitors is in receipt of the draft contracts and a further 28 days thereafter to complete.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 4.5 % including VAT subject to a minimum of £6,600 Including VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the reservation form and all terms and conditions can be found in the legal pack which can be downloaded for free from www.agentauctionpage.co.uk.

Please note that the property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid. Both the starting bid and reserve price can be subject to change. Terms and Conditions apply to the Modern Method of Auction, which is operated by the Lancashire Property Auction powered by "iam-sold".

TO VIEW OR MAKE A BID - contact Katy Wilson on 0161 300 7100 or visit www.iam-sold.co.uk

Additional Information

EPC

An Energy Performance Certificate is available upon request.

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.

Viewings

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

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.

