



Stone built three storey workshop with gated yard

FOR SALE

**CASTLE CLOUGH ENGINEERING
WORKS
CASTLE CLOUGH
HAPTON
BURNLEY
LANCASHIRE
BB12 7LN**

3,208.21 Sq Ft (298.04 Sq M)

- Stone built workshop ideal for engineering, light manufacturing or storage.
- Three storey property extending to over 3,000 sq.ft.
- Attractive rural location within a short drive from Hapton, Padiham and Burnley.
- Useful first floor workshop / store with reinforced timber flooring and hoist hatch.
- Adjoining gated yard with palisade fencing.

Location

Castle Clough is situated just off Manchester Road on the edge of the popular village of Hapton. Conveniently located within a short drive from junction 8 of the M65 motorway and within a 15 minute drive from Burnley, Padiham and Accrington.

Description

A three storey workshop premises of stone and brick construction with an insulated, profile metal roof and profile sheet cladding to the front elevation at first and second floor level.

The property has been occupied as an engineering workshop for a number of years and comprises two adjoining buildings. The main three storey building comprises a ground floor workshop with solid concrete flooring, a first floor workshop with a hoist hatch and an additional mezzanine store.

The adjoining building is a single storey unit comprising a store room and WC facilities. The two buildings are interconnected and each have independent loading doors.

Externally there is an adjoining gated yard with palisade fencing. The property benefits from three phase electricity, a useful first floor workshop with reinforced timber flooring, good natural light and would be ideal for manufacturer, contractor, engineering, joinery or storage uses.

Accommodation

Ground Floor

Main workshop 99.91 sq.m 1,075.43 sq.ft
Store 67.86 sq.m 730.44 sq.ft
WC's 6.74 sq.m 72.54 sq.ft

First Floor 99.91 sq.m 1,075.43 sq.ft
Workshop

Second Floor
Mezzanine store 23.63 sq.m 254.35 sq.ft

GIA: 298.05 sq.m 3,208.21 sq.ft



Planning

It is the prospective Purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

Price

£210,000

Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £5,000 per annum (2024/25). The Purchaser may benefit from 100% Small Business Rates Relief and should contact Burnley Borough Council on 01282 425011 to confirm.

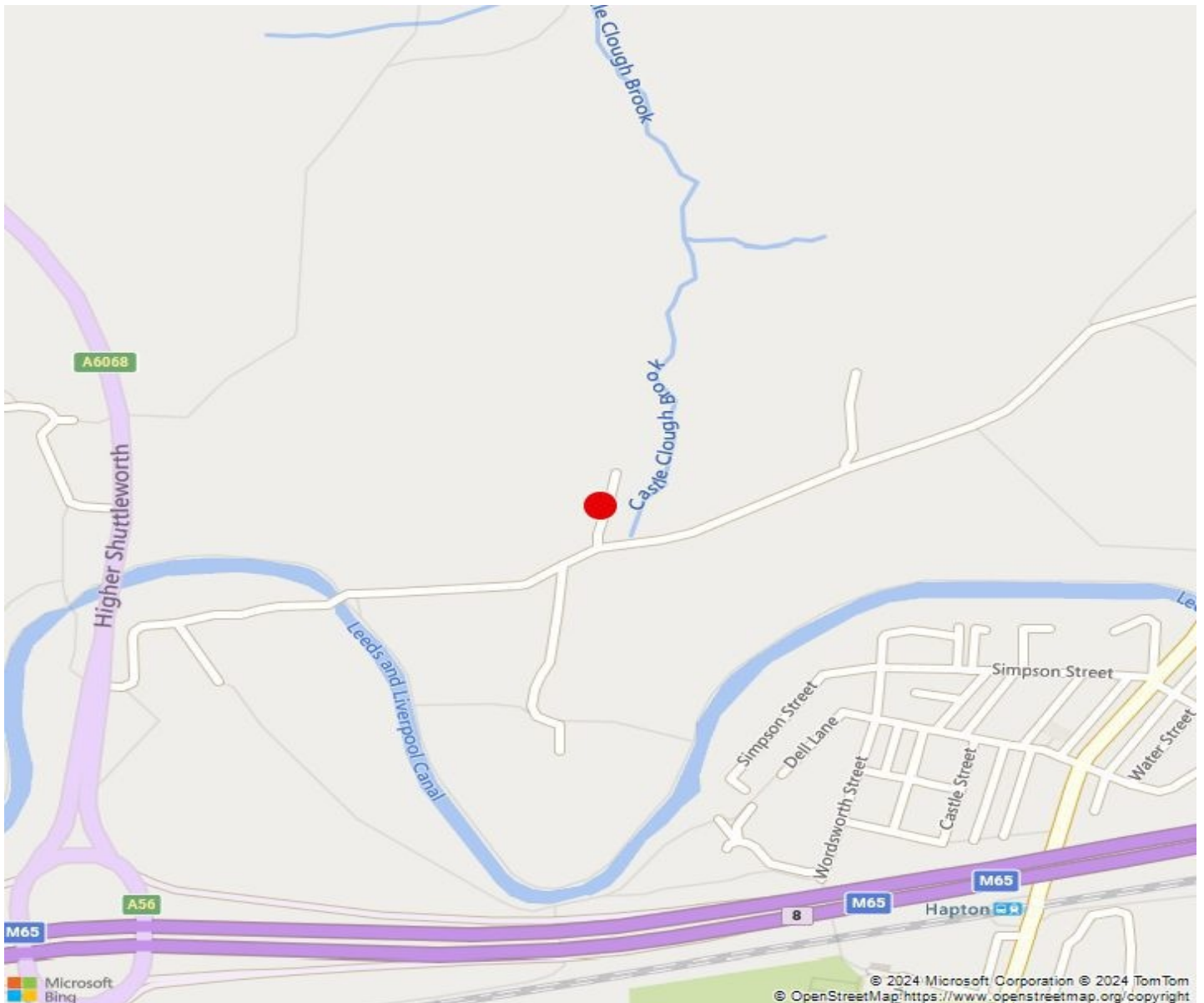
Services

The property has the benefit of mains electricity and water.

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 to be 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.

