



## SUBSTANTIAL MILL PART INCOME PRODUCING WITH SEPARATE OFFICE HEADQUARTERS, WORKSHOP AND TENANTED TERRACED HOUSE

# FOR SALE

Estate News Mill and Bellwoven House  
Stanley Street  
Colne  
BB8 9DD

Size: 4,545.61 sq.m (48,926 sq.ft)

- Range of self contained accommodation including warehouse, office and manufacturing facilities.
- Detached converted office premises with workshop.
- Partially refurbished including re-roofing to part.
- Excellent location off North Valley Road (A6068) within ¼ mile of M65 Motorway.
- Potential lease back available of owner occupied section.

## LOCATION

The property is situated off North Valley Road (A6068) in a built up area of mixed uses comprising predominantly commercial properties.

It is within ¼ mile of junction 14 of the M65 motorway which provides excellent communications to the national motorway network. North Valley Retail park is also within a few meters of the site which includes, Matalan, Aldi and a McDonalds drive through.

## DESCRIPTION

The site comprises two sections; Estate News Mill and Bellwoven House.

Estate News Mill, which fronts Stanley Street, comprises a series of connected Victorian buildings constructed in the majority of stone under a part slated roof and profile clad roof.

The section fronting the car park is two storey and includes a drive-in workshop on the ground floor together with first floor former office and light manufacturing accommodation. The upper floors comprise a series of offices that have seen a degree of refurbishment. To the rear there is a partial high bay warehouse with access off Stanley Street. There are further office / storage facilities above.

To the rear and completely self contained is a portion that has been let to Happy Hounds Dog Daycare, by way of a 3 year lease, a copy of which is available by request.

Situated opposite to Estate News Mill, Bellwoven House comprises a row of former terraced houses which have been converted into office and workshop accommodation, with the exception of 67 New Market Street, which is a tenanted terraced house.

## ACCOMMODATION

### Estate News Mill Front Section

GF Workshop	446.11 sq.m	4,800 sq.ft
Upper GF Workshop	1,092.43 sq.m	11,758 sq.ft
FF Offices	274.12 sq.m	2,950 sq.ft

### Estate News Mill Mid Section

Warehouse part		
High bay	1,156.45 sq.m	12,448 sq.ft
Stores	62.21 sq.m	669 sq.ft
FF Storage	310.86 sq.m	3,346 sq.ft

### Estate News Mill Rear Section (Tenanted)

Happy Hounds Daycare	237.83 sq.m	2,560 sq.ft
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### Bellwoven House

Ground floor workshops		
First floor office, board room,		
Kitchenette and WC's.	668.4 sq.m	7,195 sq.ft

**Bellwoven House adjoining storage and 67 New Market Street**

**GIA:** 297.2 sq.m 3,200 sq.ft

**4,545.61 sq.m 48,926 sq.ft**

## SERVICES

The property has the benefit of all mains services.

## SERVICES RESPONSIBILITY

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

## TENANCIES

The rear Estate News Mill unit is let to Happy Hounds Daycare Ltd by way of a 3 year internal repairing and insuring lease. The rent is phased as follows:

Year 1: £10,000 per annum

Year 2: £12,500 per annum

Year 3: £15,000 per annum

67 New Market Street, a self contained terrace house adjacent to Bellwoven House is currently let by way of an Assured Shorthold Tenancy at £5,400 per annum.

## PLANNING

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

## BUSINESS RATES

To be separately assessed.

## PRICE

£975,000 (Nine hundred and seventy five thousand pounds).

## LEGAL COSTS

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

## EPC

An Energy Performance Certificate is available upon request.

## VAT

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

## VIEWING

Petty Chartered Surveyors  
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