

Imperial Chambers Manchester Road Burnley, Lancashire BB11 1HH **T. 01282 456677** 

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# 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.

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- Partially refurbished including reroofing 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

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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
<b>Market Stre</b>	et	297	.2 sq.m	3,20	0 sq	.ft
GIA:		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

 $\pounds 975,000$  (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 Imperial Chambers, Manchester Road Burnley, BB11 1HH

Tel. 01282 456677 commercial@petty.co.uk www.pettycommercial.co.uk

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