





Unit 3 Manchester Road

Burnley

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- On site parking
- Electric Roller Door
- Single Storey Warehouse
- Freehold
- Offices
- 2 WC's

Allocated parking

1 Parking Space

Yard

To the front of the property is a designated area for parking and loading to accommodate approximately six cars.



General Description

A single-storey warehouse constructed from brick and concrete blocks, offering a clear internal floor space. The property also includes two single-storey offices and two WCs. It is conveniently located just off Manchester Road in Burnley. Single-storey warehouse of brick and concrete block construction with a clear internal floor space. Within the property are two single-storey offices and two WCs.

Business Rates

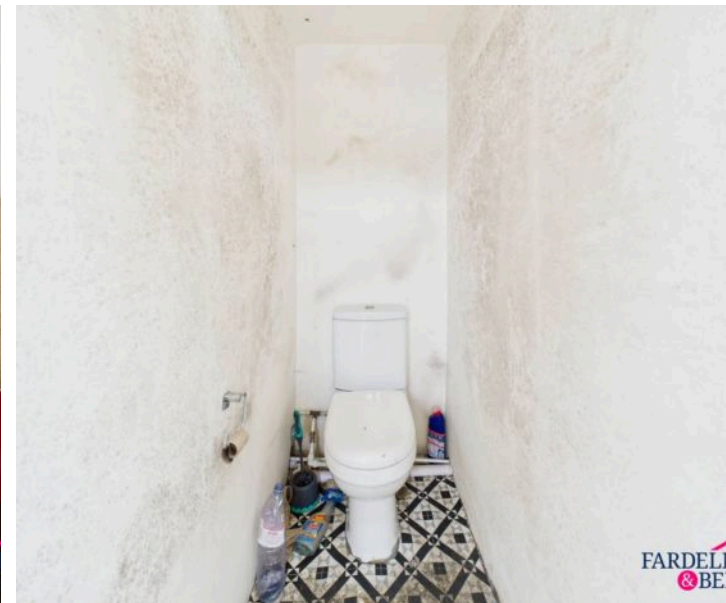
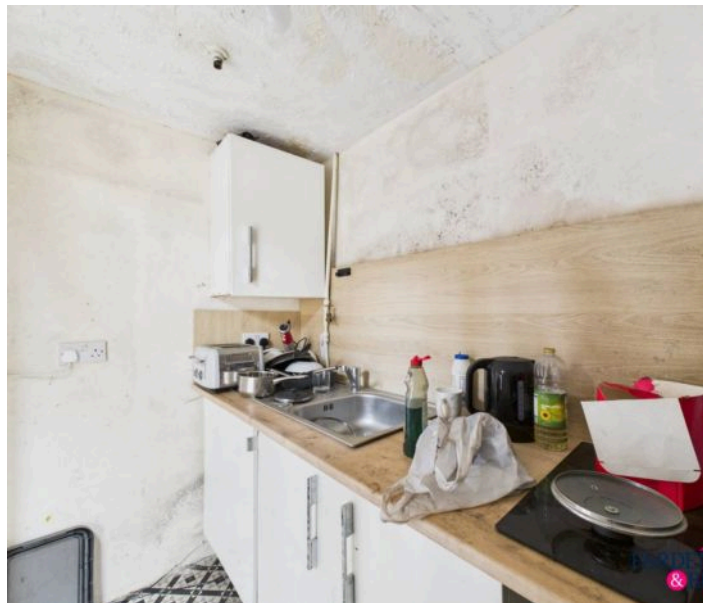
Prospective purchasers must contact Burnley Borough Council on 01282 425011 to confirm their business rates liability prior to making any legal commitment. The valuation office confirms a rateable value of £17,000 to date.

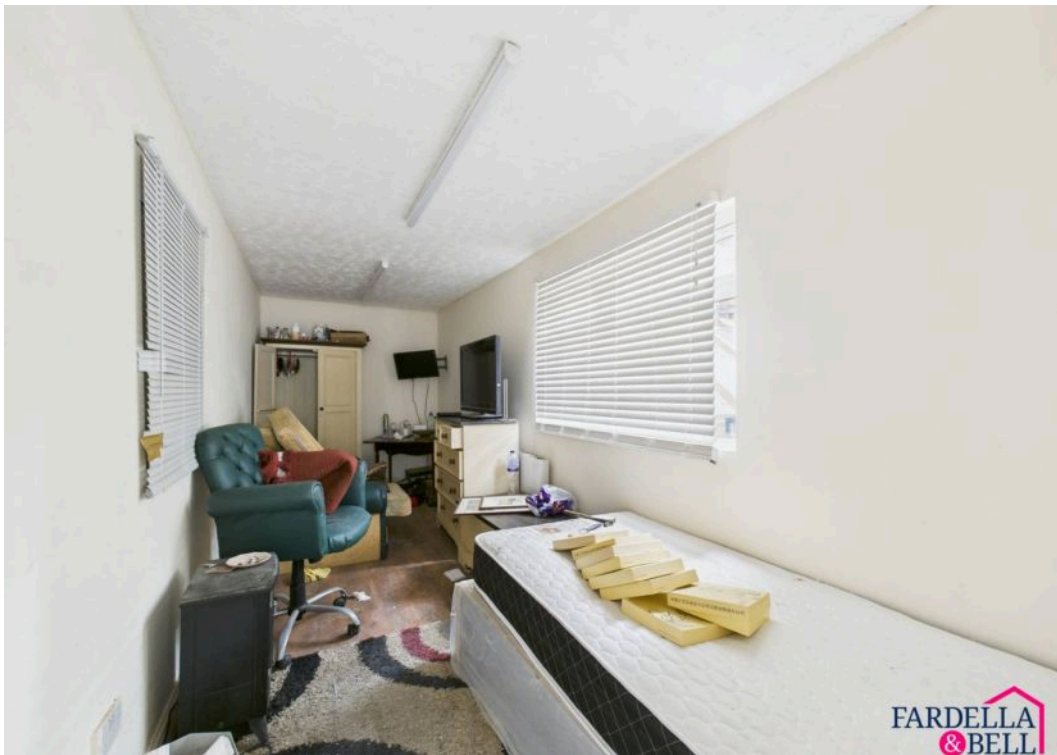
Services

We understand the site has the benefit of mains electricity, water but not of gas. It is the prospective purchaser's responsibility to verify that all services and appliances are in working order and are of suitable purpose being adequate for their needs.

Rating

The Valuation Office confirms a rateable value of £17,000. Parties are invited to contact the local Rating Authority on 01282 425011 to confirm rates payable. You may also view the link at - <https://www.tax.service.gov.uk/business-rates-find/valuations/start/11408172000>







Approximate total area⁽¹⁾

574.95 m²

6188.71 ft²

Reduced headroom

1.54 m²

16.6 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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