

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

FOR SALE



LOMESHAYE BRIDGE MILL BRIDGE MILL ROAD NELSON BB9 7BD

- 1,288.79 sq m (13,872 sq ft)
- Development Opportunity
- Suitable for office, workshop and warehousing
- Area of car parking opposite

LOCATION

Lomeshaye Bridge Mill is situated off Lomeshaye road, which is accessed from Manchester Road (A682) which links Nelson town centre and junction 12 of the M65 motorway.

The property is in a mixed commercial and residential area of the town within Lomeshaye Conservation Area.

DESCRIPTION

Four storey property of traditional stone construction set beneath a pitched slate roof.

The property has been sympathetically restored over many years and now provides various floors of stores and offices.

The ground floor and basement is currently used as a small workshop and storage areas, with the upper floors used for a mixture of storage and offices.

ACCOMMODATION

Ground/ lower ground

376.02 sq m (4,047 sq ft)

First Floor, stores and library

294.95 sq m (3,175 sq ft)

Second floor, stores and training centre

338.10 sq m (3,639 sq ft)

Third floor, offices and stores

279.72 sq m (3,011 sq ft)

Total – 1,288.79 sq m (13,872 sq ft)

All areas are quoted on a net internal basis.

EXTERNALLY

Opposite is an area of car parking for approximately 10 vehicles. This is held on a separate title but will be included within the sale.

SERVICES

All main services are available. It is the incoming purchaser's responsibility to verify that all appliances, services, and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

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

The property is not listed but is within the Lomeshaye Conservation Area.

RATING

The property has various rateable values.

Ground, first and part-second floors, workshop and premises

Rateable value £12,250

Part-second and third floors, training centre, offices and premises

Rateable value £7,700

Basement, workshop and premises

Rateable value £2,850

PRICE

£495,000

VAT

VAT is applicable we are informed

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate will be provided upon completion.

LEGAL COSTS

Each party are responsible for their own costs.

VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT
OUR REF MJC LMH 2302.**

Email michael@tdawson.co.uk



Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

Trevor Dawson, Commercial Property Consultants, is a trading name of Trevor Dawson Ltd.
 A company registered in England and Wales. Registered office at Capricorn House. Registered number 09533426

**TREVOR
DAWSON**
 COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk