

PROPERTY PARTICULARS INVESTMENT

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
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FOR SALE



TOLL BAR BUSINESS CENTRE NEW CHURCH ROAD STACKSTEADS ROSSENDALE OL13 ONA

- MULTI-TENANTED COMMERCIAL BUSINESS CENTRE
- TOTAL SQUARE FOOTAGE 7,950 SQ M / 85,570 SQ FT
- CURRENT GROSS ANNUAL RENTAL INCOME £161,023.59
- GROWTH POTENTIAL THROUGH ACTIVE MANAGEMENT

LOCATION

Situated within Stacksteads which lies within the borough of Rossendale.

Stacksteads is approximately four miles to the East of Rawtenstall, which is the principal town in the borough.

The business centre is accessed from the A681 (Newchurch Road), the main arterial route linking Rawtenstall and Bacup.

DESCRIPTION

Multi-tenanted business centre within Stacksteads Mill, which is a character, historic and well-known property in the area, together with ancillary buildings.

The business centre offers various types of units, ranging from small workshops to studios, leisure, and retail on the frontage to Bacup Road.

The main building is four storeys with further units to the rear within a single-storey northlight area.

The main building is of traditional stone construction beneath a pitched slate roof.

To the front of the building is a more modern office block.

There is parking along the frontage to Newchurch Road and a large yard area to the rear for loading and parking.

The multi-storey section benefits from a lift to all floors. There are also communal w/c's within the property which are maintained by the landlord.

ACCOMMODATION

Schedule of accommodation available upon request.

SERVICES

All mains services are available. Many of the units are metered via a landlord's supply, via sub-meters.

It is the ingoing purchaser's responsibility to verify that all services are suitable for their requirements.

PLANNING

Any queries with regard to planning should be directed to Rossendale Borough Council, Tel: 01706 217777.

Stacksteads Mill is a Grade II listed building in parts.

RATING

The units are all assessed individually for rating purposes.

TENURE

Freehold we are informed.

TENANCIES

The units are let on various licence agreements, for terms ranging from monthly to six years.

The landlord is responsible for external repairs and management and maintenance of the common areas. Buildings insurance is re-charged to the tenants.

Full tenancy schedule and further details are available on request.

PRICE

Upon request.

VAT

VAT is applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and copies will be available upon request.

LEGAL COSTS

Each party are responsible for their own costs incurred.

VIEWING

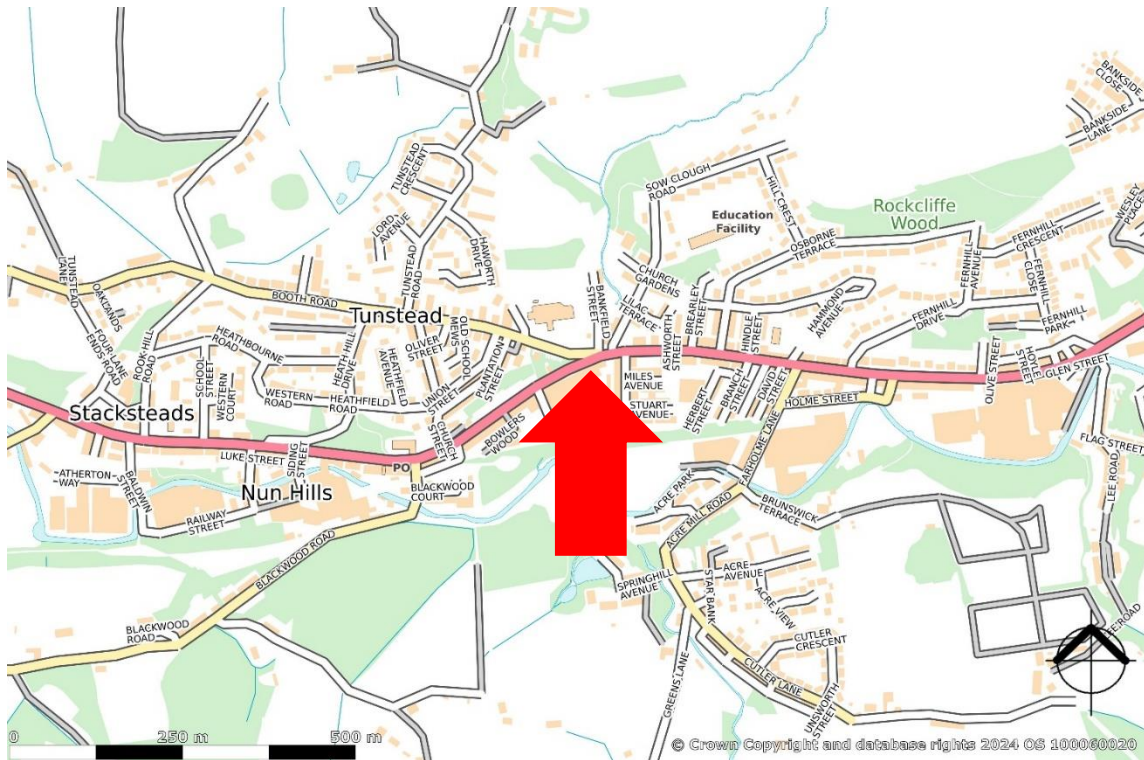
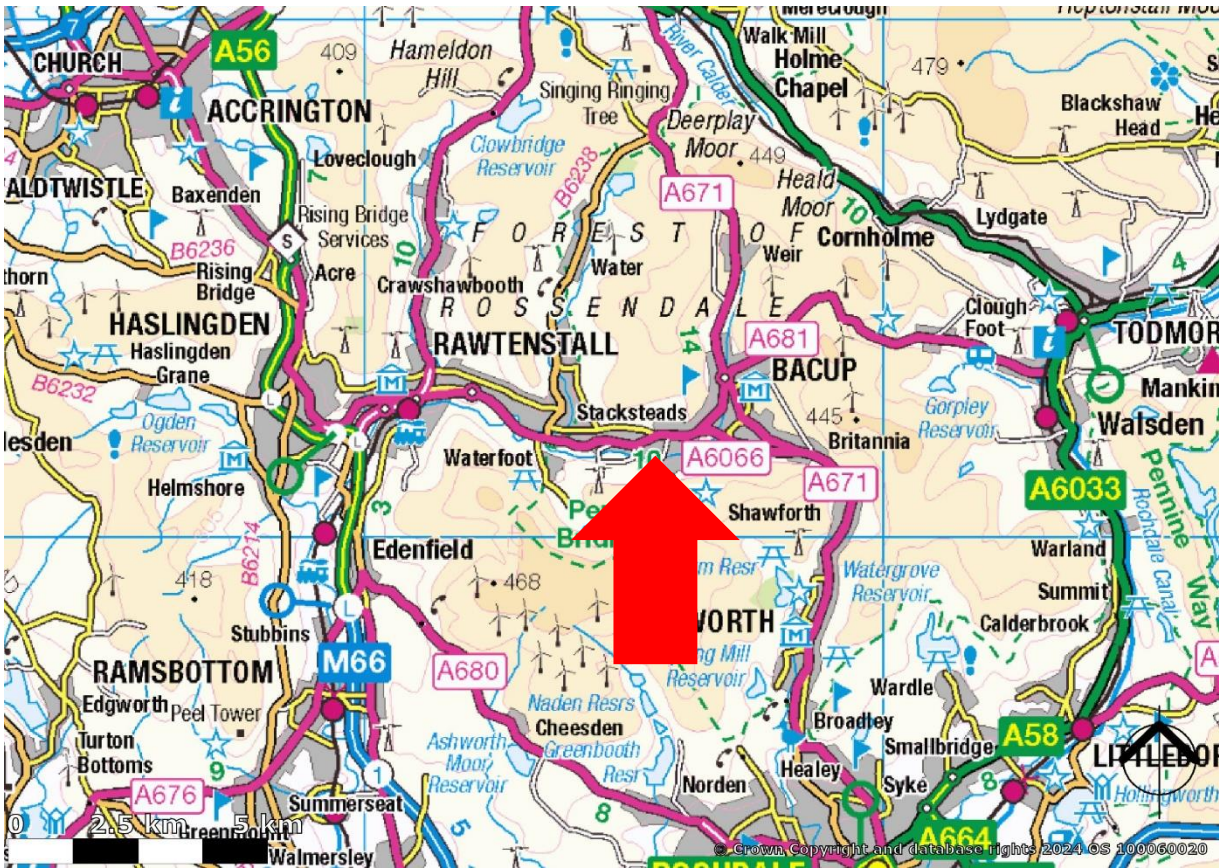
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PLANS



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