

# PROPERTY PARTICULARS INDUSTRIAL

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS  
**01282 458007**  
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**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

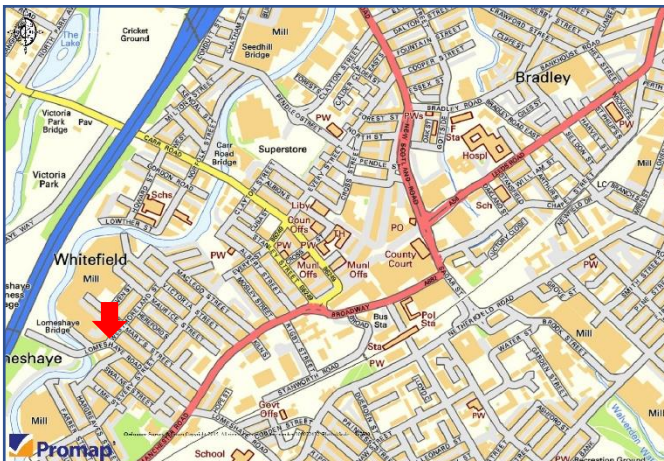
279.72 sq m (3,011 sq ft)

**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 ingoing 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

**£475,000**

## VAT

VAT is applicable we are informed

## ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate will be provided upon completion.

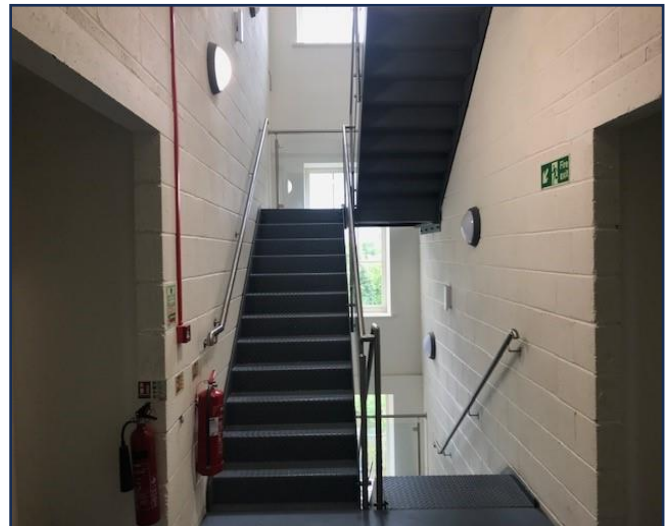
## LEGAL COSTS

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.**

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