

PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

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

TO LET/ MAY SELL



UNIT 1 DOMINION COURT BILLINGTON ROAD BURNLEY LANCASHIRE BB11 5UB

- Refurbished self-contained modern office
- Close proximity to Junctions 9 & 10 of the M65
- 112.32 sq. m. (1,209 sq. ft.)
- Return frontage for extra signage
- 2 large open plan and 3 private offices

LOCATION

Situated within the well established Billington Road Industrial Estate accessed immediately off Rossendale Road.

Junctions 9 and 10 of the M65 are equidistant each being within approximately one mile distant.

DESCRIPTION

End terraced two storey office property of brick construction beneath a pitched tiled roof.

The ground floor provides reception, front office and one large 'L' shaped main office. Both male and female WC facilities.

The first floor comprises a main office with front and rear private offices and kitchen.

The offices benefit from a gas fired hot water central heating system, double glazing, LED lighting, Cat 5 trunking and CCTV. Electric roller shutters to the windows.

ACCOMMODATION

Ground Floor	56.48 sq. m.	608 sq. ft.
First Floor	56.49 sq. m.	608 sq. ft.
Total Net Internal Floor Area	112.97 sq. m.	1,216 sq. ft.

EXTERNALLY

To the front of the property there are designated car parking bays.

SERVICES

All mains services are available.

SERVICES RESPONSIBILITY

It is the ingoing tenant's/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 ingoing tenant's/purchaser's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

RATING

The property has a current rateable value of £7,500 as confirmed by the Valuation Office. Small Business Rating Relief may apply with up to 100% discount. Contact Burnley Borough Council commercial rates 01282 425011 to confirm.

RENTAL

£13,000 per annum

PRICE

£150,000

VAT

VAT is charged on the rental/sale price

LEASE TERMS

Full repairing and insuring

BUILDINGS INSURANCE

The tenant reimburses the landlord the cost of buildings insurance, 2023/2024 premium £749

TENURE

Leasehold or Freehold

SERVICE CHARGE

A Service Charge is levied for the maintenance and upkeep of the common areas of Dominion Court.

LEGAL COSTS

Each party to pay their own costs.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate shows a Grade C Rating.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

Our Ref: SJ KC 2405.16710 email: stephen@tdawson.co.uk



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