

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

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

**TO LET/ WITH A FUTURE OPTION TO
PURCHASE THE FREEHOLD**



**CRAWSHAWBOOTH MOTOR REPAIRS LIMITED
WATER STREET
CRAWSHAWBOOTH
BB4 8AP**

- Heavily trafficked main road location.
- Fully equipped modern MOT Station.
- Class 1, 2, 4, 5 and 7 MOT's
- Immediate continuance of MOT consent for incoming parties.

LOCATION

Prominently sited on the A682 in Crawshawbooth two miles North of Rawtenstall and the M66.

DESCRIPTION

A 2004 purpose built steel framed building for MOT operation. There are two bays with up and over doors, a central reception and side offices with staff facilities. An upper level workshop has loading access from a 600kg hoist.

EXTERNALLY

Externally a concrete forecourt.

ACCOMMODATION

Ground floor

202.91 sq.m / 2,375 sq.ft

Mezzanine

200 sq.m / 2,153 sq.ft

SERVICES

All mains services.

LEASE TERMS

Incoming tenant will take on a directorship of Crawshawbooth Motor Repairs Limited. This would enable a no void continuance of MOT Testing.

RENTAL

£32,000 per annum (£2,667 per month)

PRICE

After a 5 year term there will be an option to purchase the freehold.

VAT

VAT will not be charged upon the rental/or future sale price.

RATING

The current Rateable Value is £6,300. Contact Rossendale Borough Council on 0845 9000 500 to confirm matters.

EQUIPMENT/BUSINESS PURCHASE

A £40,000 payment secures the ownership of all the Centre equipment, to include the MOT equipment, as part of the 5 year lease term.

ACCOUNTS

Crawshawbooth Motor Repairs Limited. Accounts are available to inspect.

PLANNING

It is the tenant's/purchaser's responsibility to ensure the building has the necessary consents.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

LEGAL COSTS

Each party to pay their own legal costs.

MONEY LAUNDERING

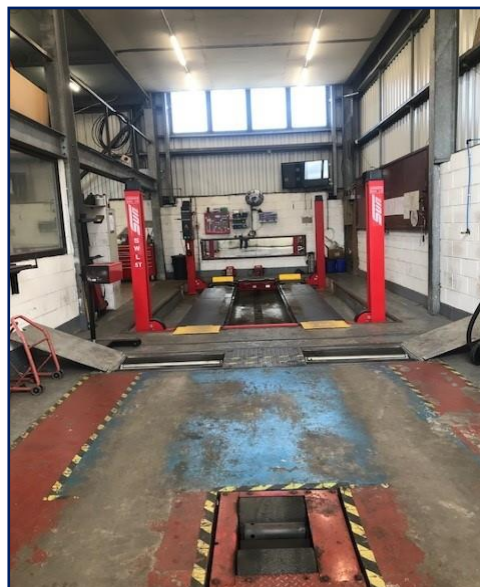
In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

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 2405.16697 Email: stephen@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