

PROPERTY PARTICULARS INVESTMENT

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

FOR SALE



UNITS 6 – 7 FARRINGTON ROAD ROSSENDALE ROAD INDUSTRIAL ESTATE BURNLEY BB11 5SW

- Two units of 248 sq. m (2669 sq. ft.) and 284 sq. m (3057 sq. ft.)
- Annual income £31,223 per annum
- Close to Junctions 9 & 10 M65
- Popular industrial estate
- Would suit investors and occupiers

LOCATION

Situated on Farrington Road within the Rossendale Road Industrial Estate which is accessed off Rossendale Road (A646).

Occupiers on the estate include TOFS, Veka and Limitless Digital.

Junction 9 of the M65 motorway is approximately 1.5 miles distant with the M65 linking with the M6 and M61 south of Preston.

DESCRIPTION

Two fully intercommunicated units within a terrace of similar units of steel portal frame construction with brick and blockwork walls to approximately 2.1m. Thereabove clad in insulated sheet metal cladding to walls and roof.

The ground floor within Unit 6 is divided to provide various offices and food preparation areas. The partition work can easily be removed to create an open plan workshop area.

Unit 7 provides a workshop / warehouse unit. Two loading doors to each unit, each approximately 3.5m wide x 3m high.

ACCOMMODATION

Unit 6	248 sq.m.	2,669 sq.ft.
Unit 7	284 sq.m.	3,057 sq.ft.

EXTERNALLY

Other units within the terrace share a large tarmacadam parking and delivery yard with eight spaces demised to Unit 6 & 7.

RATING

The units have recently been let and are due to be reassessed for Rating purposes.

SERVICES

All mains services are available including three phase electricity. 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 ingoing purchaser's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

TENANCIES

Unit 6 let to Clarke Deep Cleaning Solutions Limited by way of a three year and four month lease from 11 March 2024 at a rental of £13,345 per annum. The lease is on full repairing terms.

Unit 7 let to Rainwater Solutions (NW) Limited for 37 months from the 1st May 2024 at a rental of £17,878 per annum. The lease is on full repairing terms. Although the tenant will not be responsible for the replacement of the roof if a replacement roof is required during the contractual term.

Copies of the Leases are available upon request.

PRICE

Upon Request

VAT

VAT is applicable.

SERVICE CHARGE

A service charge is levied by the freeholder for the maintenance and management of the common external areas. Details upon request.

ENERGY PERFORMANCE CERTIFICATE

Copies of the Energy Performance Certificates are available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

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

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