



BB11 3AG

The Old Woollen Mill, Plumbe Street, Burnley

Guide Price £650,000

- LARGE RECENTLY MODERNISED MILL
- SOLAR PANELS
- ELECTRIC ROLLER SHUTTER DOOR
- READY TO TRADE FROM
- APPROX 12,428 SQ FT

Originally constructed in circa 1914, this superb example of a Mill has been recently refurbished to a great standard throughout.

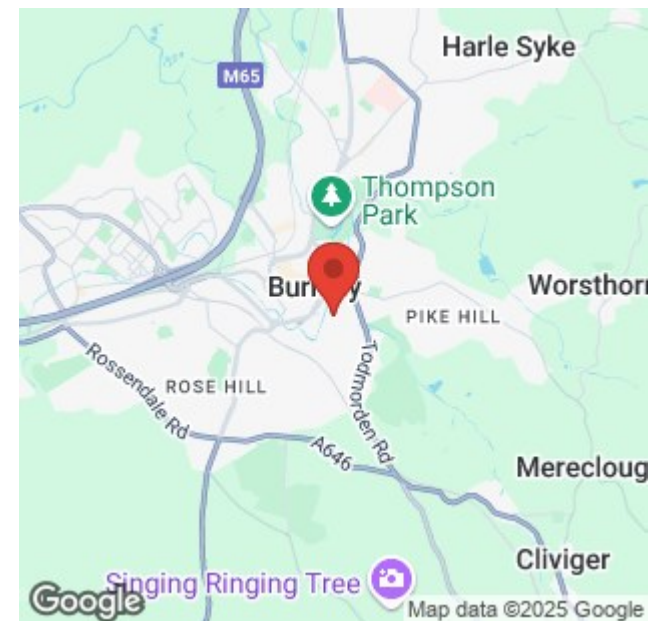
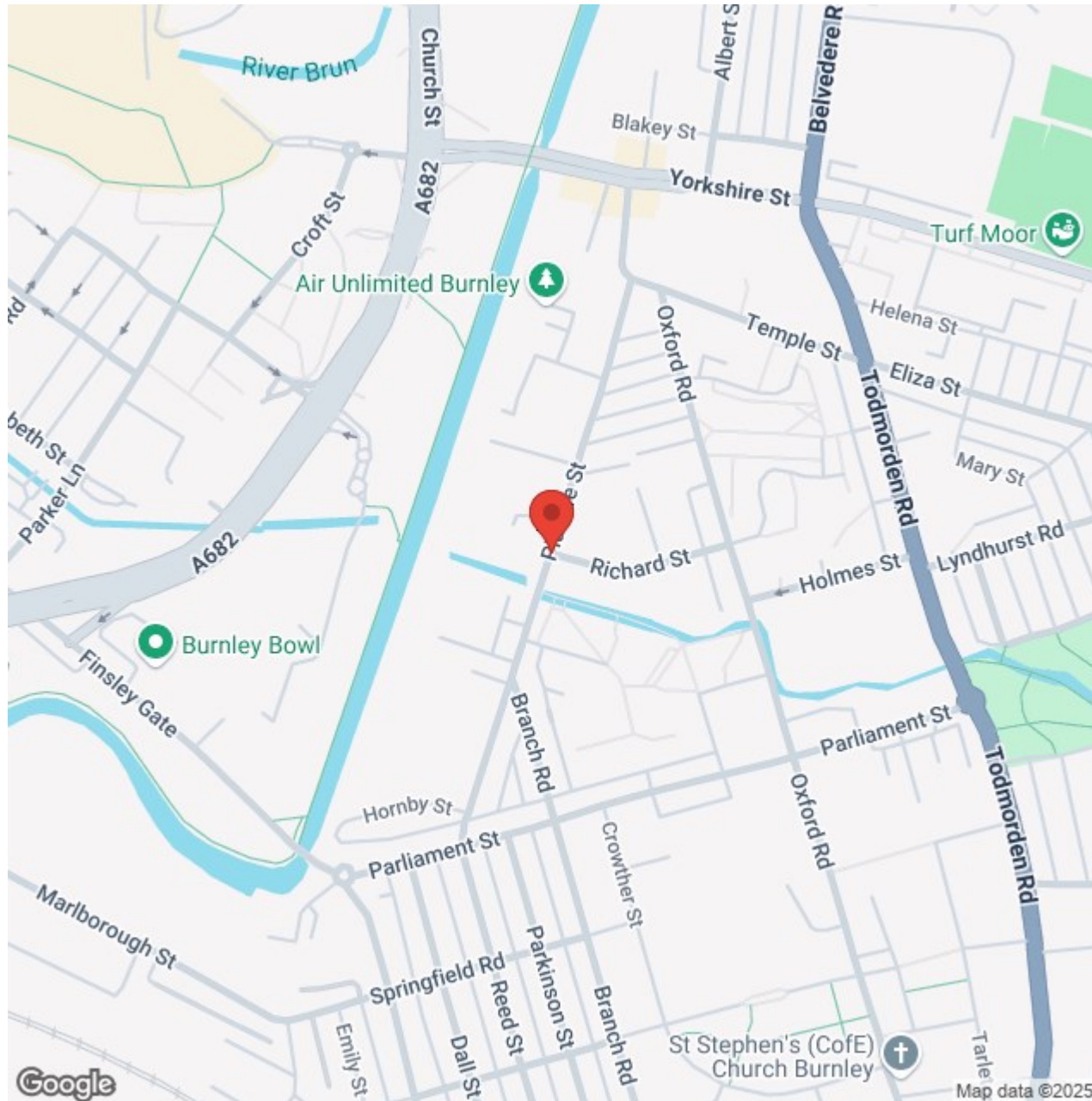
Located in the thriving town of Burnley, this approx 12,428 sq ft (inc external space) 3 storey building offers easy access to the M65 Motorway Network, and comprises of secure gated off road parking for many vehicles, large electric roller shutter door, 120 solar panels fit onto the roof bringing a saving of around £800-£1000 per month, a large basement, the ground floor has 2 large workspaces with an office, kitchen, 2 x W.C., a very welcoming main entrance, mezzanine up to first floor, separate steps up to first floor with another large workspace and office.

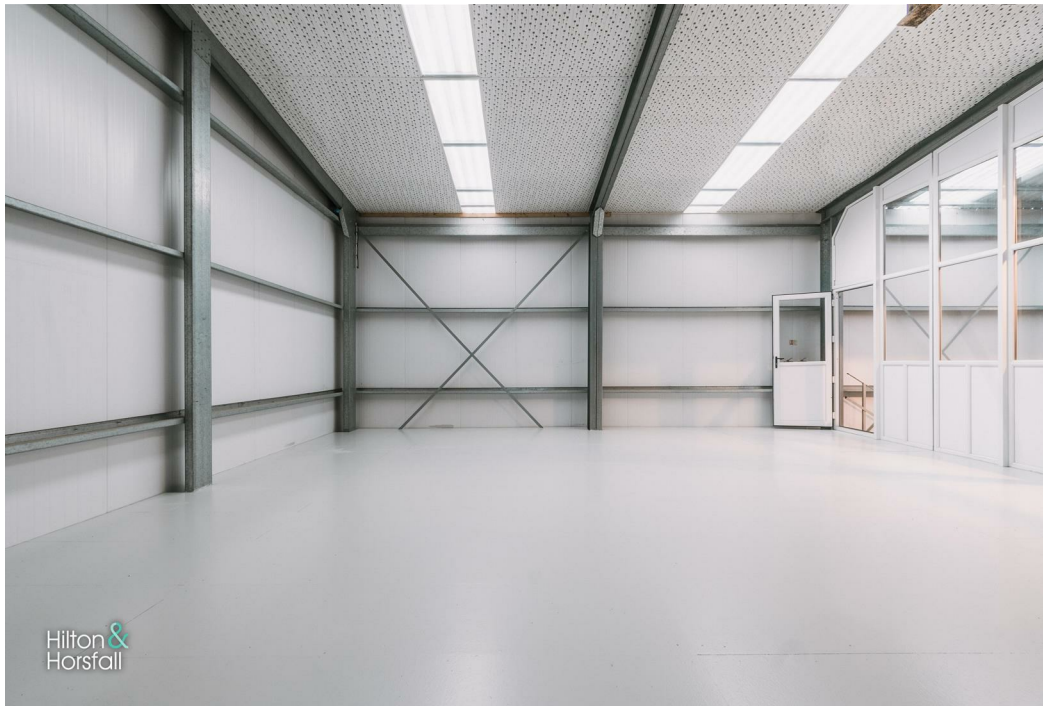
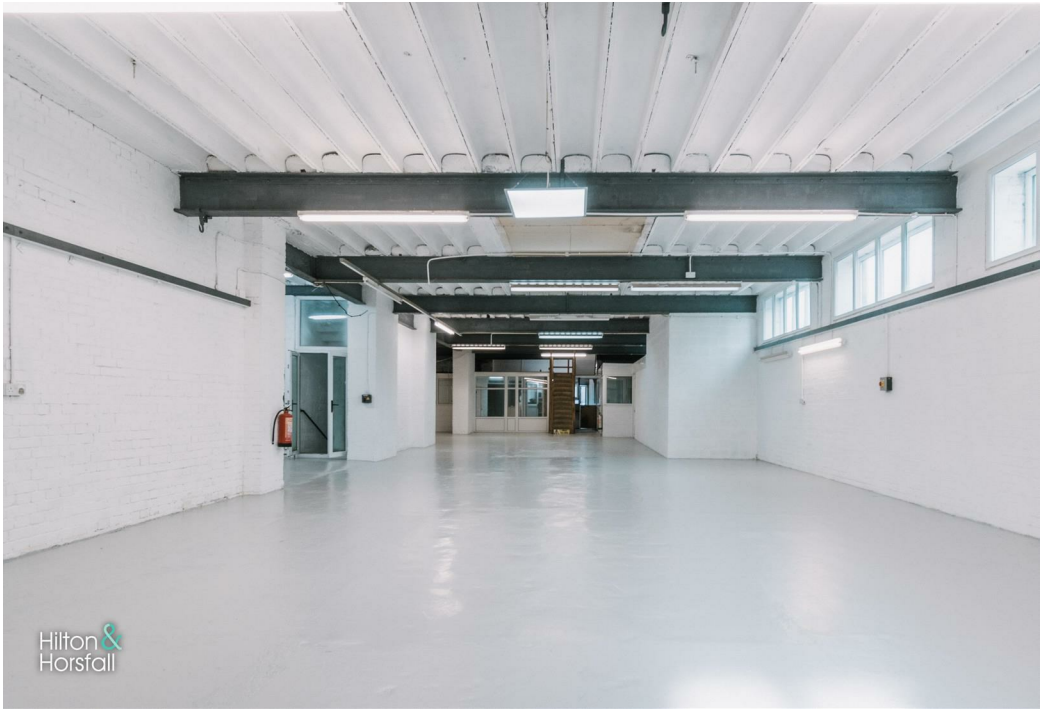
It is very rare to see such a very well maintained Mill available to purchase and begin trading from right away, and is a true credit to the current owners.

Viewing strictly by appointment.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the `Reservation Period`). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £ 349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £ 450.00. These services are optional.







Lancashire

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BASEMENT

Large basement area ideal for storage.

GROUND FLOOR

Recently refurbished, very spacious area in two sections - one area has access via a large electric roller shutter door measuring 5.48m x 4.8m, an office, kitchen, 2 x W.C., the second second is a large workspace located off the front of the Mill.

FIRST FLOOR

Another huge and very well maintained workspace access via stairs and also via the mezzanine steps. There is a good sized office on this floor.

EXTERNALLY

This Mill is very well maintained both inside and out, the entrance is very welcoming, and there is secure parking for ample cars via a gate giving access to a side door, and to the roller shutter door.



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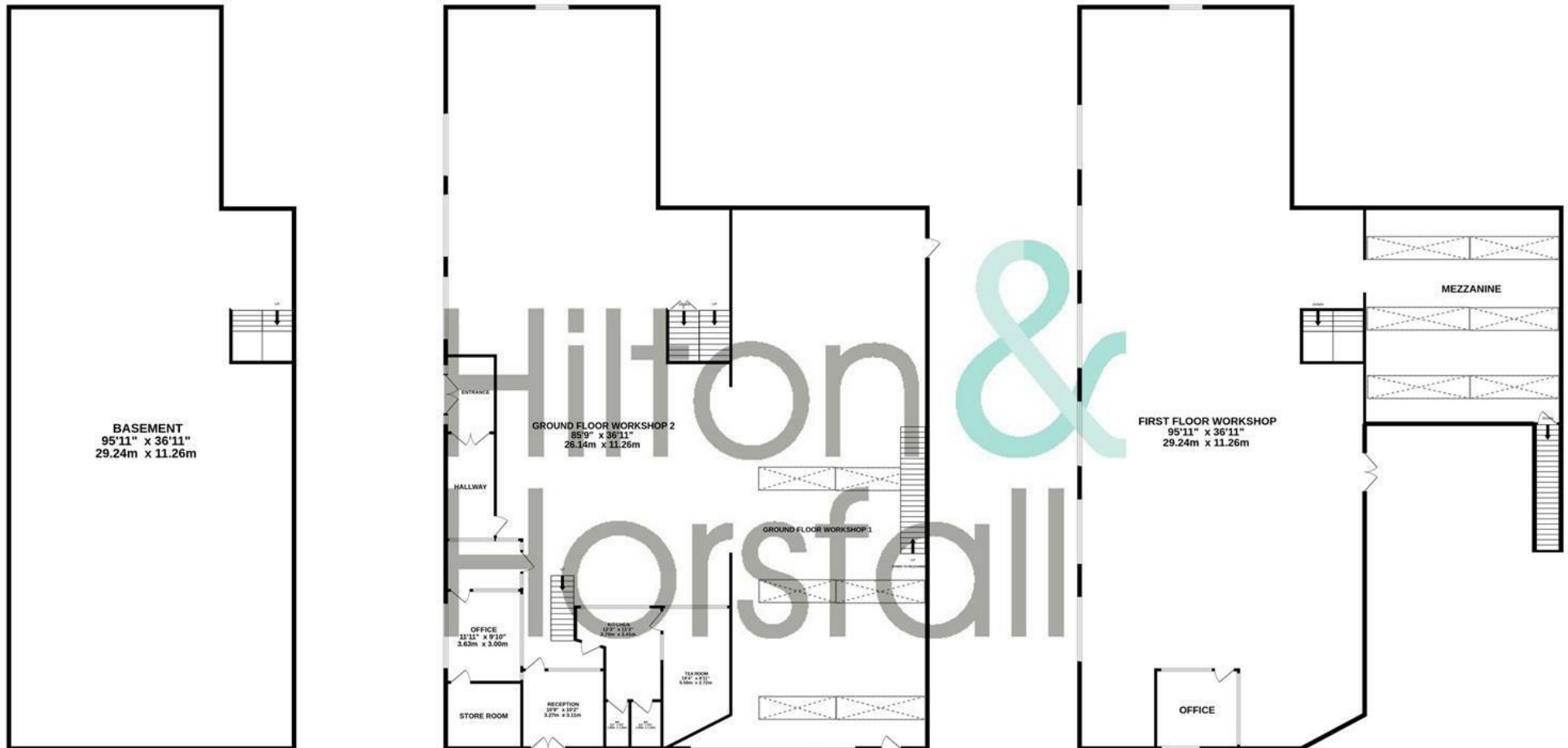
OUTSIDE

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BASEMENT
3298 sq.ft. (306.4 sq.m.) approx.

GROUND FLOOR
5081 sq.ft. (472.0 sq.m.) approx.

1ST FLOOR
4050 sq.ft. (376.2 sq.m.) approx.



THE OLD WOOLLEN MILL - MARKETING BY HILTON & HORSFALL

TOTAL FLOOR AREA : 12428 sq.ft. (1154.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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