

Phone: 01282 428486
E-mail: info@whiteacres-property.co.uk
Website: www.whiteacres-property.co.uk



FOR SALE

- Former trade counter/warehouse unit extending to 1,330 sq ft (123.6 sq m)
- Very popular business park positioned at junction 12 of the M65 with good access to Preston, Burnley & Manchester
- Secure gated yard providing loading for goods vehicles and off-road car parking
- Previously occupied by a trade counter business with gas space heating, a good sized kitchen and sodium lighting
 - UPVC glazed frontage and personnel entrance
 - Free business rates for eligible occupiers



Unit 5 Kenyon Court
Kenyon Road
Lomeshaye Industrial Estate
Pendle
BB9 5TF

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LOCATION

The property is positioned on Lomeshaye Industrial Estate which is at junction 12 of the M65 motorway.

Kenyon Court is located off Kenyon Road within a gated courtyard with other businesses in the immediate vicinity including Plumbase, Perry's Peugeot, Whyte & Ivory and Sanderson Dance Studio.

Lomeshaye Industrial Estate is an extremely popular business park in the borough of Pendle with excellent motorway connections being 20 minutes from Preston and 40 minutes from Manchester via the national motorway network.

DESCRIPTION

A former trade counter industrial unit in a very popular location at junction 12 of the M65 motorway.

The unit has been used as a trade counter for many years and offers mainly open plan workshop/warehouse space with a good sized kitchen and disabled W.C. facilities.

The warehouse unit has a personnel entrance and a roller shutter door with glazed frontage behind and is ideal for various uses subject to obtaining the necessary planning consent. The unit has gas space heating, sodium lighting and three phase electricity.

Externally there is a communal yard which is fenced with double gates to Kenyon Road providing an area for car parking and loading.

ACCOMMODATION

The accommodation has been measured on a gross internal basis (including W.Cs) and extends to the following approximate areas:

| DESCRIPTION | DIMENSIONS | SQ FT | SQ M |
|---|--------------|---------|-------|
| Trade counter, workshop/warehouse, large kitchen & W.C. | 17.4m x 7.1m | 1,329.3 | 123.5 |

PURCHASE PRICE

£149,950 + VAT.

VAT

We have been informed that the purchase price will be subject to VAT at the prevailing rate.

TENURE

We understand the property is leasehold for a term of 125 years from the 10th of April 1988. The prospective purchaser must check and verify this information before making any legal commitment.

BUSINESS RATES

We have been verbally informed that the rateable value for the unit is £5,100.

The prospective purchaser may benefit from small business rates relief and must contact Pendle Borough Council on 01282 661661 to confirm further details prior to making any legal commitment.

SERVICES

We understand the unit has the benefit of three phase electricity, mains water and gas.

SERVICES RESPONSIBILITY

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.

SERVICE CHARGE

We understand there is an annual service charge of £207.05 which is a variable amount and could be subject to change.

PLANNING

It is the purchaser's responsibility to verify their intended use is acceptable to the local planning authority.

ENERGY PERFORMANCE CERTIFICATE

A copy of the current EPC has been attached below.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING

For further information or to arrange a viewing please contact:

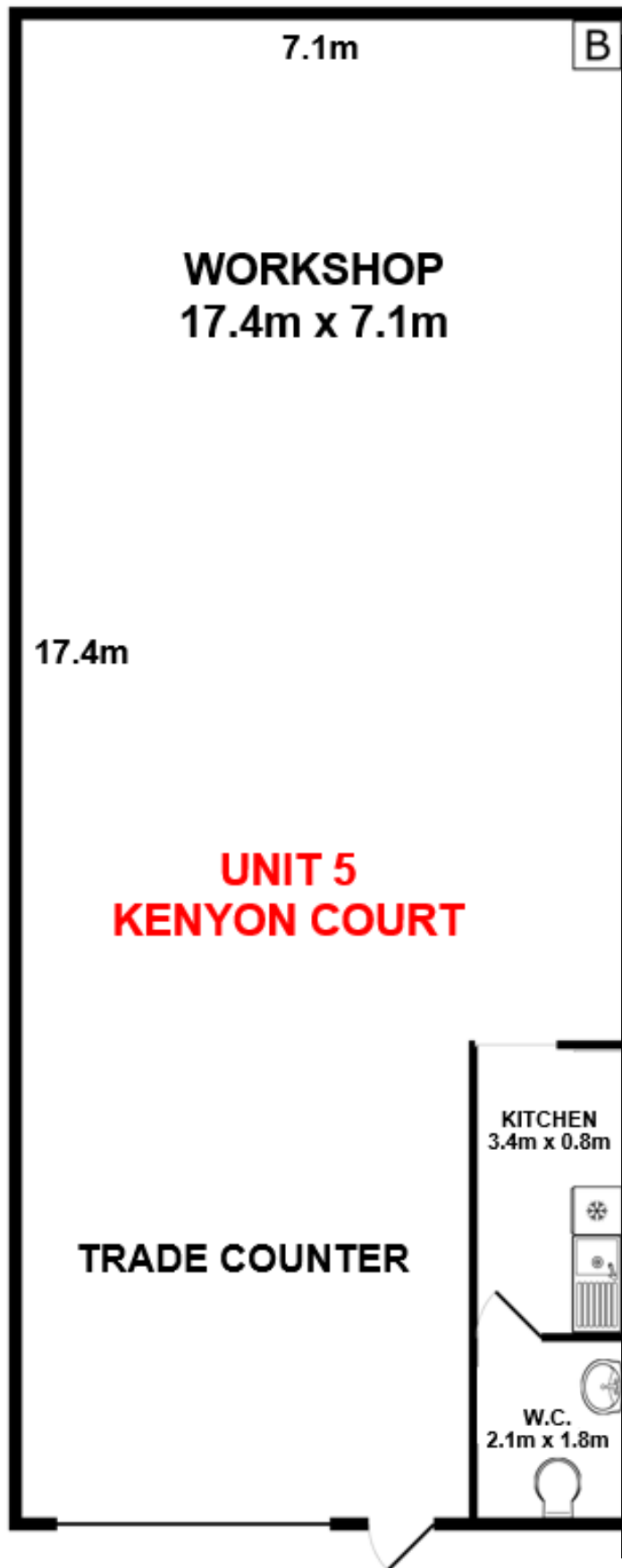
Whiteacres

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FLOORPLAN



THE FLOOR PLAN IS PROVIDED FOR IDENTIFICATION PURPOSES ONLY IN ORDER TO ASSIST PROSPECTIVE PURCHASERS.

APPLICANTS MUST CONFIRM ALL SIZES THEMSELVES.

EPC – UNIT 5 KENYON COURT

Energy Performance Certificate

Non-Domestic Building



Unit 5
2, Kenyon Road
Brierfield
NELSON
BB9 5TF

Certificate Reference Number:
9583-3003-0318-0800-2695

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 65

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

| | |
|--|---------------------------------|
| Main heating fuel: | Natural Gas |
| Building environment: | Heating and Natural Ventilation |
| Total useful floor area (m ²): | 133 |
| Assessment Level: | 3 |
| Building emission rate (kgCO ₂ /m ² per year): | 65.64 |
| Primary energy use (kWh/m ² per year): | 380.69 |

Benchmarks

Buildings similar to this one could have ratings as follows:

26

If newly built

76

If typical of the existing stock