

FOR SALE



Double bay brick built workshop premises

Thornton House, Arthur Street, Burnley, BB11 1SB

-  Leasehold industrial unit extending to approximately 4,494 sq ft
-  Positioned close to Chorley Nissan, Smiths Tool Hire and B&M Bargains
-  Site available with vacant possession or with the option of the sellers signing a lease back on a new three year term
-  Brick built workshop premises in popular commercial location with car parking directly opposite the site
-  Excellent location close to Burnley town centre and junction 10 of the M65 motorway
-  Double bay workshop with two loading doors, conservatory and small yard
-  Small business rates relief and no VAT payable in addition to the purchase price
-  Ideal SIPP or SASS investment

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is located on Arthur Street which is off Westgate approximately quarter of a mile from junction 10 of the M65.

Burnley Town Centre is within walking distance of the property and other businesses in the vicinity include Chorley Nissan, Smiths Tool Hire, Kwik Fit and B&M Bargains.

Description

A brick built workshop premises in a prominent location close to both Burnley Town Centre and junction 10 of the M65 motorway.

The property is separated into two self-contained units each with their own electrically operated roller shutter door. The main unit comprises of an open plan workshop together with offices, kitchen, toilets and a modern conservator. The second unit is mainly open plan with W.C. facilities and sodium lighting.

To the rear of the conservatory there is a small yard providing external storage and an area for a skip mainly used for waste glass.

The property has been occupied by Rishton Glass for many years and can be sold with vacant possession. Alternatively Rishton Glass will lease back the site by way of a new three year lease at a rent of £24,000 per annum.

Accommodation

The accommodation has been measured on a gross internal basis and extends to the following approximate areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Main Workshop	13.2m x 10.7m	1,868.8	173.6
Showroom	5.6m x 3.2m	193.6	17.9
Sales Office	3.6m x 3.6m	137.8	12.8
Reception	3.5m x 3.3m	121.7	11.3
Kitchen	3.6m x 2.8m	109.8	10.2
Workshop Two	13.7m x 12.9m	1905.1	177
Toilets		157.5	14.6
GIA		4,494.3	417.4

Price

Offers in the region of £260,000.

Vat

We have been verbally informed the purchase price is not subject to VAT however a prospective buyer must check and verify this information.

Tenure

We have been verbally informed that the site is leasehold for a term of 99 years from 2007 with a current annual ground rent of £2,050 being payable to the freeholder, Burnley Borough Council. A prospective buyer must check and verify this information prior to making a legal commitment..

Terms

The property can be sold with vacant possession or alternatively Rishton Glass will lease back the site on a three year deal at an exclusive rent of £24,000 per annum.

Business Rates

The prospective occupier is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Burnley Borough Council on 01282 425011 to confirm further details.

Services

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

Service Responsibility

It is the prospective occupier's responsibility to verify that all services & appliances are safe and in full working order being suitable for purpose and adequate for their needs.

Legal Costs

Each party is to be responsible for their own legal costs.

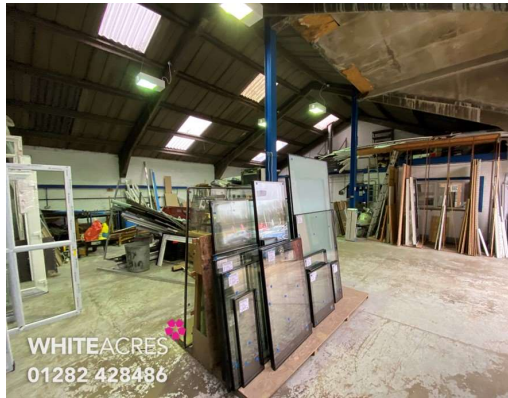
Viewings

Please contact the agents:

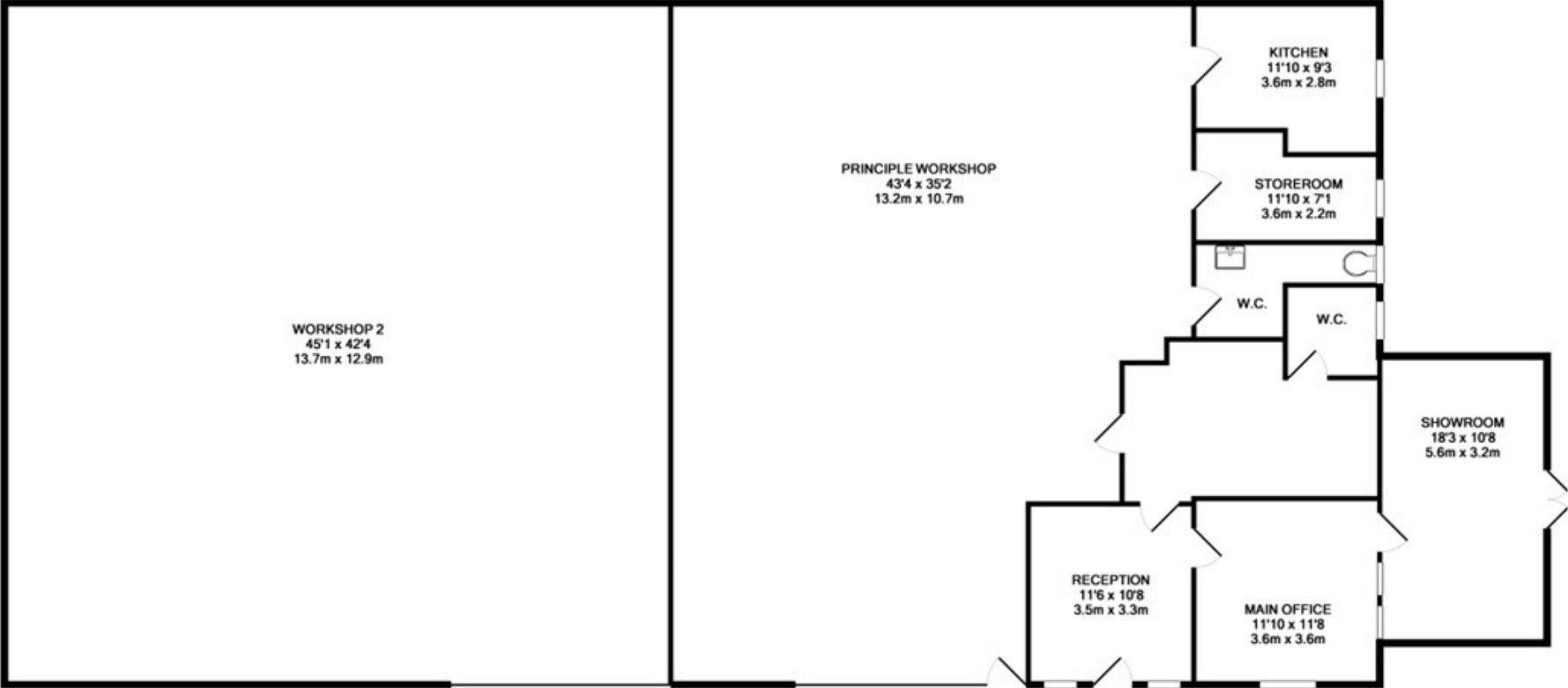
Kelly McDermott
01282 428486

kelly@whiteacres-property.co.uk

Whiteacres Property, Church House, 10 Church Street, Padiham, BB12 8HG



FLOORPLAN



ENERGY PERFORMANCE CERTIFICATE

Energy performance certificate (EPC)

Thornton House Arthur Street BURNLEY BB11 1SB	Energy rating	Valid until: 7 March 2033
	E	Certificate number: 1554-9509-1998-1017-1051

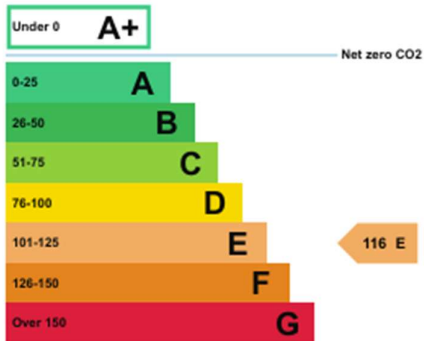
Property type	Offices and Workshop Businesses
Total floor area	503 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.