

FOR SALE



WHITEACRES
01282 428486

Trade counter/office premises extending to over 2,700 sq ft

18 Glen Way, Brierfield, Nelson, BB9 5NH

-  Prominent trade counter/office premises close to junction 12 of the M65 motorway
-  Open plan retail/trade counter space with two onsite car parking bays
-  Well equipped offices at first floor with panoramic views towards Pendle Hill
-  Well presented property with gas heating, air conditioning and LED lighting
-  Ideal company head quarters with great access to the motorway network
-  Highly prominent site with frontage to Colne Road
-  Located close to the Northlight development on the edge of Brierfield town centre
-  Free business rates for eligible companies

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

Location

The property is located on the edge of Brierfield town centre close to the junction with Glen Way and Colne Road (A682).

The premises is within quarter of a mile of junction 12 of the M65 motorway, and within walking distance of the new Northlight development.

Description

A semi-detached trade counter property which has been occupied by Browns Ladders for many years.

The two storey property offers open plan trade counter/sales accommodation on the ground floor together with storage to the rear. The first floor comprises of three offices, male and female toilets and a fitted kitchen.

The building has gas heating, air conditioning, LED lighting and is ideal for a company headquarters.

To the rear of the site is a small yard area together with two off road car parking bays to the front of the site

Accommodation

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Ground Floor			
Trade Counter	12.7m x 11.7m	1,598.4	148.5
Store One	6.1m x 2.1m	137.7	12.8
Store Two	6.1m x 2.3m	150.6	14
Store Three	11.9m x 2.2m	280.9	26.1
Second Floor			
Three Offices, Male & Female Toilets & Kitchenette	5.9m x 9.9m	628.6	58.4
GIA		2,796.4	259.8

Purchase price

Offers in the region of £265,000.

Vat

The purchase price has been quoted exclusive of VAT which may be payable at the prevailing rate.

Business Rates

We have been informed by the valuation office website that the rateable value for this property is £10,000 per annum.

The prospective occupier is likely to benefit from 100% discount with the government small business rates relief initiative but must contact Pendle Borough Council on 01282 661 661 to confirm these details.

Services

The property has the benefit of mains electricity, water and gas.

Service Responsibility

It is the prospective purchaser's responsibility to verify that all services, appliances are in working order and are of suitable purpose being adequate for their needs.

Legal Costs

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

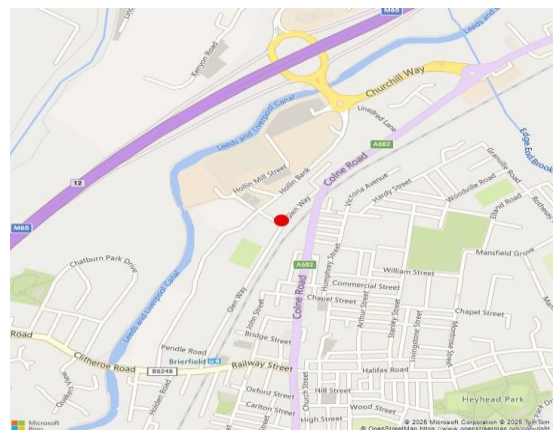
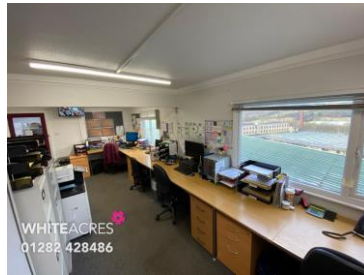
Viewings

Please contact the agents:

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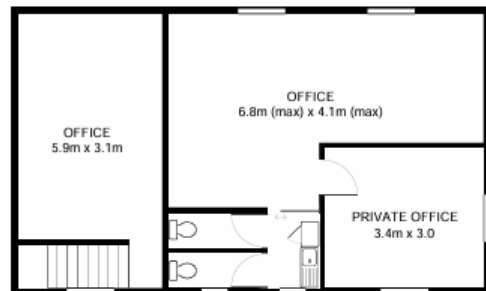
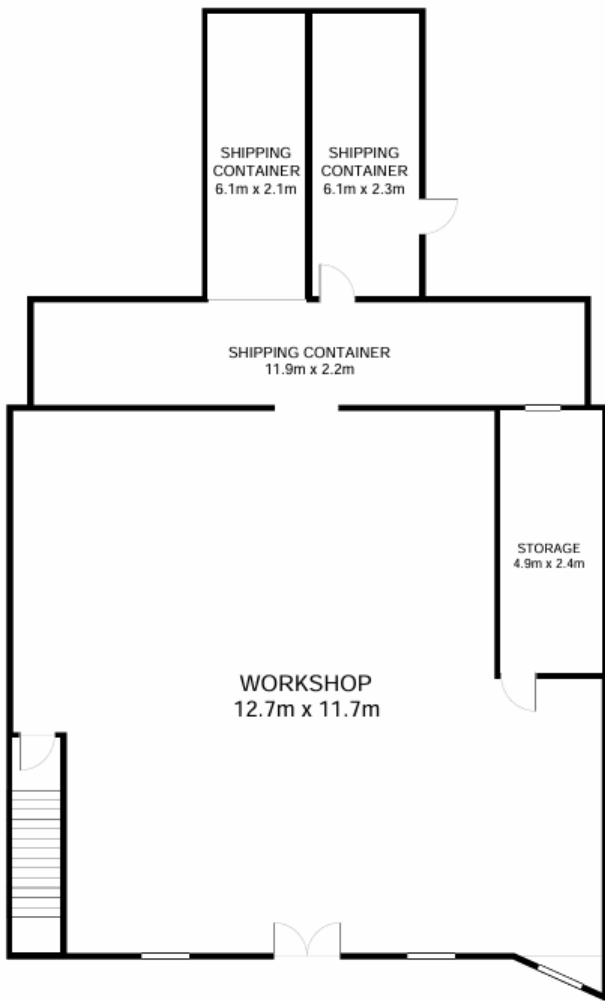


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RETAIL/WORKSHOP SPACE WITH OFFICES
(approx 260 sq meters, 2798.6 sq ft)



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE