

FOR SALE



Substantial warehouse and yard extending to 24,378 sq ft

Unit 1A Newhouse Road, Huncoat Industrial Estate, Accrington, Lancashire, BB5 6NT

- ❖ Substantial industrial premises extending to 24,378 sq ft on a 1.5 acre plot
- ❖ Separate income unit on a 26 year lease from 2022 at a current annual rent of £32,231
- ❖ Neighbouring occupiers including Senator, Progen International Ltd, and Ewood Foods
- ❖ Two gated yards providing secure outside storage and parking
- ❖ Open plan warehouse space with offices and mezzanine storage
- ❖ Substantial power supply and five loading doors
- ❖ Superb location with good access to the M65 motorway network
- ❖ Scope to extend the existing site subject to planning

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

Location

The unit is located on the popular and established Huncoat Business Park.

The property is positioned on Newhouse Road within a short drive of the A56 bypass having excellent connections to the national motorway network.

Huncoat Business Park is an established estate with other businesses in the vicinity including Senator, Progen International and Ewood Foods.

Description

A rectangular portal frame warehouse in a prime position located at the front of Huncoat Business Park.

The warehouse sits on a 1.5 acre plot and provides open plan workshop accommodation with 4.5 metre eaves, five loading doors, offices.

The warehouse has three loading doors and two substantial yards together with a large power supply (further details of which are available on request).

The sale includes a separate unit let to Flexiticity Ltd on a 26 year lease from 1/10/22, generating a current annual rental income of £32,231.

Accommodation

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

DESCRIPTION	SQ FT	SQ M
Warehouse & Offices	17,437	162
Flexiticity Unit	6,941	645
GIA	24,378	807

Purchase Price

Offers in the region of £2.2 million.

Vat

Whiteacres have been advised that the purchase price in relation to this property is not subject to VAT.

Business Rates

We have been informed by the valuation office website that the Rateable Value for property is £56,500 with rates payable being £29,606.

The prospective purchaser must check and verify this information by contacting Hyndburn Borough Council on 01254 388111.

Tenure

The site is understood to be leasehold for a term of 999 years from 1st September 1987, this information has been supplied verbally and must be checked by a prospective purchaser prior to making a legal commitment.

Services

We understand 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.

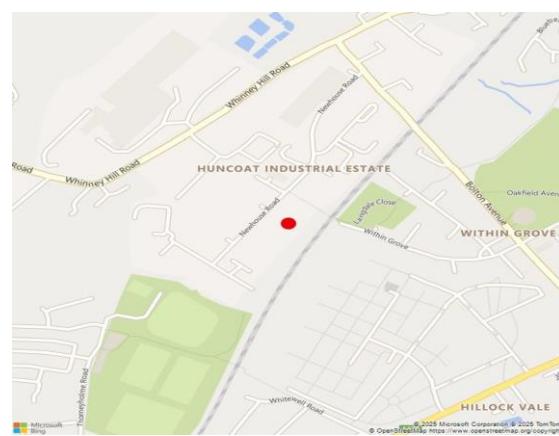
Viewings

Please contact the agents:

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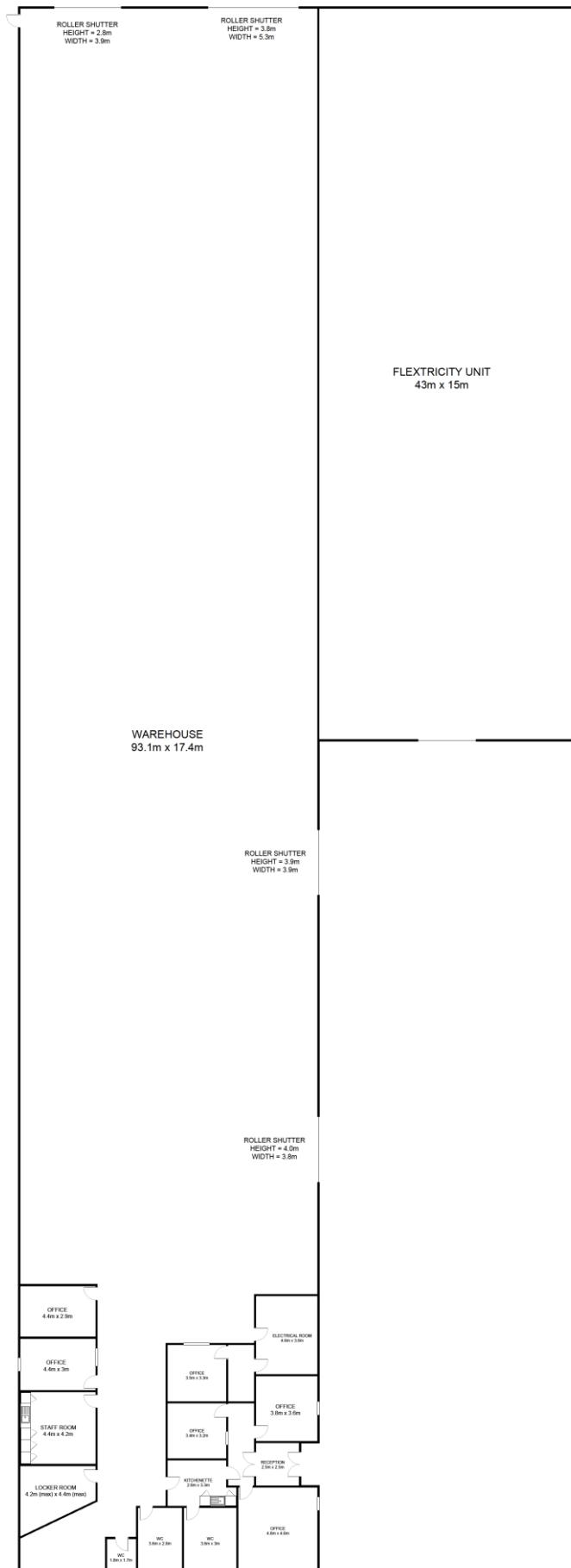


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WAREHOUSE SPACE WITH OFFICES
(approx 807 sq meters, 24,378 sq ft)



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE

HM Land Registry
Official copy of
title plan

Title number **LA959632**
Ordnance Survey map reference **SD7630SE**
Scale **1:1250**
Administrative area **Lancashire : Hyndburn**

