

**TO LET**



*Substantial top floor mill accommodation extending to approximately 12,000 sq ft*

## **Top Floor Atherton Holme Mill, Railway Street, Bacup, Lancashire, OL13 0UF**

- ❖ Stone built mill with excellent natural light
- ❖ Ideal for open plan warehouse, light manufacturing, or storage accommodation
- ❖ Gas space heating, censored LED lighting, and a 1.2 tonne goods lift
- ❖ Accessible location in Rossendale, close to Bacup, and Rawtenstall
- ❖ Two showers and two toilets
- ❖ Free onsite car parking
- ❖ Sub-metered electricity and water
- ❖ No VAT, and free business rates for eligible tenants

**ACCOMMODATION AVAILABLE FEBRUARY 2026**

Interested in this property? Call **01282 428486** or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)

## Location

The mill is located off Newchurch Road in Bacup within a short drive of Rawtenstall, and the A56 bypass.

The property is located in a mixed residential and commercial location, and is within a 30 minute drive of Manchester.

## Description

Top floor mill accommodation in the borough of Rossendale located close to both the towns of Bacup and Rawtenstall.

The property offers open plan workshop/storage space with good natural light, gas space heating, and LED lighting.

The property benefits from an abundance of natural light, male and female toilets, and showers. The property has a 3 x 2 metre lift with a 1.2 tonne capacity and a shared loading bay to the side of the mill.

The site has free car parking, and is ideal for light manufacturing or warehousing and distribution.

## Accommodation

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

| DESCRIPTION    | DIMENSIONS    | SQ FT    | SQ M    |
|----------------|---------------|----------|---------|
| Main Warehouse | 20.7m x 48.6m | 10,828.6 | 1,005.9 |
| Lift Room      | 15.9m x 7m    | 1,198    | 111.3   |
| <b>GIA</b>     |               | 12,026.6 | 1,117.3 |

## Rent

£18,000 per annum.

## Vat

The rent quoted is not subject to VAT at the prevailing rate.

## Lease Terms

The property will be available from February 2026 by way of a new lease for a minimum term of three years.

## Business Rates

Whiteacres have been informed the rateable value for the top floor is £4,541 per annum.

A prospective tenant is likely to benefit from 100% small business rates relief, and must contact Rossendale Borough Council on 01706 217777 to confirm further details.

## Outgoings

In addition to the rent, the tenants will be responsible for all services connected to the property, any business rates liability for the top floor, and a contribution towards the buildings insurance. A service charge may be levied for maintenance of the common parts, further details of which are available on request.

## Services

The property has mains electricity, water, and gas, which will be sub-metered.

## Service Responsibility

It is the prospective tenant's responsibility to verify that all services/appliances are in safe 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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