

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

FOR SALE



**UNIT 22 FARRINGTON COURT
ROSSENDALE ROAD INDUSTRIAL ESTATE
BURNLEY
BB11 5SS**

- Industrial/Warehouse Unit
- Situated on a well established industrial park
- 1,087 sq. ft.
- Close to Junctions 9 & 10 of the M65.

LOCATION

Situated within Farrington Court within the well established Rossendale Road Industrial Estate, the M65 motorway being within easy access via Junction 9 or 10.

Farrington Court is situated off Farrington Road and occupiers within the vicinity include Veka and Warburtons.

DESCRIPTION

Single storey mid terraced units of brick and blockwork construction with concrete floor beneath a profile sheet metal clad roof.

Unit 22 is split with the rear offering a small showroom with a pedestrian door onto Farrington Place.

ACCOMMODATION

Unit 22 1,087 sq. ft.

EXTERNALLY

Frontal loading and parking area.

SERVICES

All mains services are available including three-phase electricity with the exception of gas. It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

RATING

The units 21 & 22 have a combined rateable value of £12,250. Rate relief may be offered through the Small Business Rating Relief Scheme. Contact Burnley Borough Council 01282 425011 to confirm.

PRICE

Unit 22 £152,180

TENURE

Long leasehold 125 years from 25th March 1986.

VAT

VAT is not applicable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate shows a Rating of Grade C.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

Our Ref: **SJ KC.16810.2505** Email: stephen@tdawson.co.uk





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