









**TO LET**



*Workshop unit extending to approximately 876 sq ft*

## **Unit 1C Kings Mill, Queen Street, Briercliffe, BB10 2HE**

-  Workshop/Storage unit extending to approximately 876 sq ft
-  Large roller shutter measuring 4.4m wide
-  Ideal for engineering, joinery workshop or light manufacturing
-  Available for immediate occupation
-  Well presented northlight industrial unit
-  Excellent on-site car parking located in countryside position
-  No VAT and free Business rates for eligible tenants
-  Single phase electricity

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

## Location

Kings Mill is located towards the bottom of Queen Street in the popular village of Briercliffe.

Briercliffe is a small village approximately two miles from Burnley Town Centre with good access to Nelson and approximately a ten minute drive from junction 12 of the M65 motorway.

## Description

A rectangular workshop/warehouse unit in the popular village of Briercliffe on the outskirts of Burnley.

The unit is located towards the front of the mill and has access via a 4.4m wide roller shutter along with a personnel door. The unit benefits from communal parking as well as communal W/C facilities.

The unit would be ideal for use as a workshop, light manufacturing or building contractor and is available for immediate occupation.

## Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Workshop	4.6m x 17.9m	886	82.3

## Rent

£600pcm.

## Vat

We have been informed that the rent will not be subject to VAT at the prevailing rate.

## Terms

The property is available by way of a new full repairing and insuring lease for a minimum term of 12 months.

## Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £3,350 per annum.

The prospective tenant 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.

## Outgoings

In addition to the rent and the business rates the ingoing tenant is to be responsible for a contribution towards the buildings insurance (which is approximately £33.96pcm) and all services connected to the property including water rates.

## Services

We understand the property has the benefit of mains electricity.

## 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.

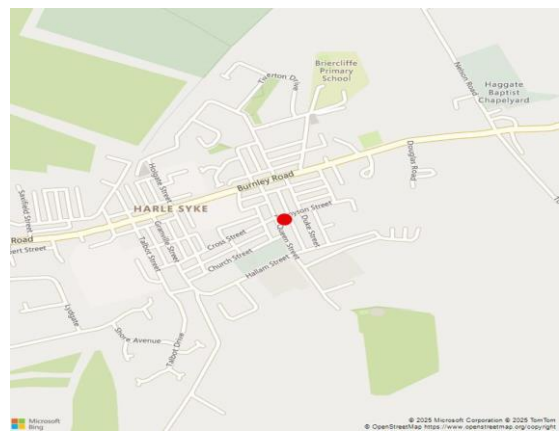
## Viewings

Please contact the agents:

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**GROUND FLOOR WORKSHOP SPACE**  
(approx 82 sq meters, 886 sq ft)



**FOR ILLUSTRATION PURPOSES ONLY**  
**NOT TO SCALE**