

Phone: 01282 428486
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WHITEACRES 

FOR SALE

- Leasehold workshop/industrial premises extending to 4,500 sq ft (417 sq m)
- Excellent location close to both Burnley Town Centre and junction 10 of the M65 motorway
 - Currently separated into two separate units
 - Conservatory and small yard to the side of the building
 - No VAT payable on purchase price
- Part income producing investment with unit 2 generating an all-inclusive rent of £8,400 per annum



**Thornton House
Arthur Street
Burnley
BB11 1SB**

MISDESCRIPTION: These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.

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LOCATION

The property is located on Arthur Street which is off Westgate approximately quarter of a mile from junction 10 of the M65. Burnley Town Centre is also within walking distance of the property and other businesses in the immediate vicinity include Chorley Nissan, HSS Hire and Kwik Fit Tyre Centre.

DESCRIPTION

A brick built workshop premises in a prominent location close to Burnley Town Centre and junction 10 of the M65 motorway. The property is separated into two self-contained units each with their own electrically operated roller shutter door.

The main property comprises of an open plan workshop together with offices, staff kitchen, toilets and a modern conservatory/showroom to the side. The second unit is mainly open plan with W.C. facilities and sodium lighting.

Each unit has its own electrically operated roller shutter door with direct access onto Arthur Street and there is a small section of land to the right-hand side which has been used for external storage and to accommodate a skip for many years.

We understand the property only has one supply of services into the main building and the electricity is not sub-metered.

ACCOMMODATION

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

| DESCRIPTION | SQ FT | SQ M |
|---------------|----------------|--------------|
| Main workshop | 1,868.8 | 173.6 |
| Showroom | 193.6 | 17.9 |
| Sales office | 137.8 | 12.8 |
| Reception | 121.7 | 11.3 |
| Kitchen | 109.8 | 10.2 |
| Toilet block | 157.5 | 14.6 |
| Workshop 2 | 1,905.1 | 177 |
| GIA | 4,494.3 | 417.4 |

PURCHASE PRICE

£250,000.

TENANCY

Workshop two is occupied by Exploring Flooring Ltd by way of an informal agreement at an all-inclusive rent of £700 per calendar month. We understand there is not a formal tenancy in place however evidence of this income can be supplied by the vendor prior to completion.

VAT

We have been verbally informed the purchase price is not subject to VAT.

TENURE

We have been verbally informed that the site is leasehold for a term of 99 years from 2007 with an annual ground rent of £1,800 being payable to Burnley Borough Council. Whiteacres have not seen a copy of this documentation and a prospective purchaser must check and verify these details prior to making a legal commitment.

BUSINESS RATES

We understand the combined rateable value for both units is £9,400.

The prospective occupier is likely to benefit from 100% discount with the government's Small Business Rates Relief Initiative and must contact Burnley Borough Council on 01282 425011 to confirm the full details.

SERVICES

We understand the main workshop has the benefit of three phase electricity, mains water and gas. Workshop two has a supply of electricity and W.C. facilities however these services are included in the rent and are not separately metered.

SERVICES RESPONSIBILITY

It is the prospective occupier's responsibility to verify that all services & appliances are safe and in full working order being suitable for purpose and adequate for their needs.

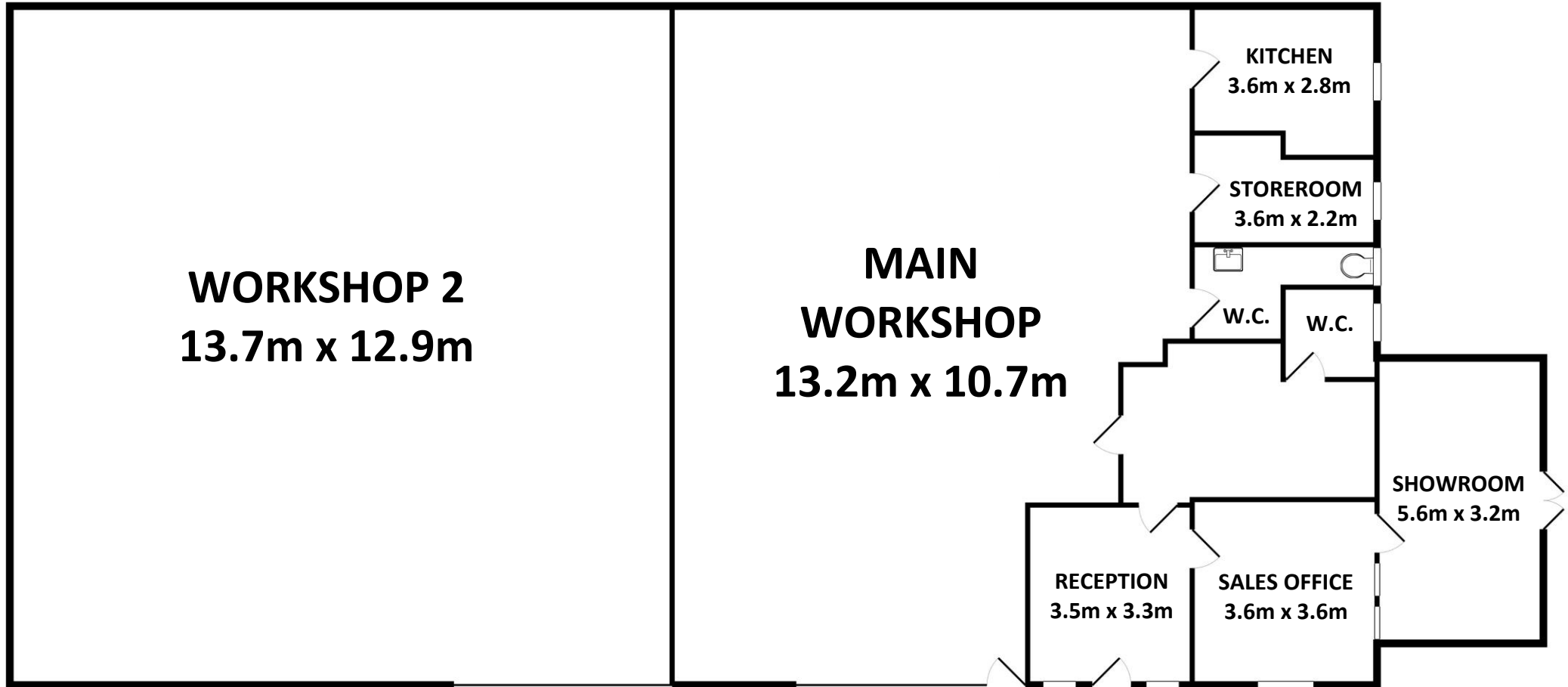
PLANNING

It is the purchaser's responsibility to verify their intended use is acceptable to the local planning authority.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available on request.

FLOOR PLAN



THE FLOOR PLAN IS PROVIDED FOR IDENTIFICATION PURPOSES ONLY IN ORDER TO ASSIST A PROSPECTIVE PURCHASERS. APPLICANTS MUST CONFIRM ALL SIZES AND DIMENSIONS THEMSELVES.

BUSINESS RATES BREAKDOWN

Unit 1 Thornton House, Arthur Street, Burnley, Lancs, BB11 1SB

Current valuation

Other valuations

Similar properties

Description Workshop and premises

Valuation scheme reference [370645](#)

Local authority Burnley

Special category code 096G

Local authority reference N0704700200

Effective date 1 April 2017

Base rate £22 per m²/unit

Transitional Relief certificate No [?](#)
issued

The rateable value is rounded down to

£9,400

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Parts of the property

| Floor | Description | Area m ² /unit | Price per m ² /unit | Value |
|--------|-------------|---------------------------|--------------------------------|---------------|
| Ground | Workshop | 353.8 | £22.00 | £7,784 |
| Ground | Office | 62.3 | £26.40 | £1,645 |
| | | 416.1 | | £9,429 |

Total value: **£9,429**