

Phone: 01282 428486
E-mail: info@whiteacres-property.co.uk
Website: www.whiteacres-property.co.uk

WHITEACRES 

TO LET

- Workshop/warehouse unit extending to 1,978 sq ft (183.9 sq m)
- Excellent location close to both Burnley Town Centre and junction 10 of the M65 motorway
- Mainly open plan workshop accommodation with good natural light, a storeroom, kitchen and W.C. facilities
- Powder coated remote control operated electric roller shutter door
- Small business rates relief for eligible tenants and no VAT payable on the rent

NO CAR USES OR MECHANICS



Workshop accommodation
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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WHITEACRES

LOCATION

The property is located on Arthur Street which is off Westgate approximately a quarter of a mile from junction 10 of the M65.

Burnley Town Centre is within walking distance of the property and other businesses in the immediate vicinity include Chorley Nissan, Howdens and Rishton Glass.

DESCRIPTION

A brick-built workshop premises in a prime location close to both Burnley Town Centre and Junction 10 of the M65 motorway.

The building is of concrete frame construction and is mainly open plan internally with a solid concrete floor and a powder coated electrically operated roller shutter door.

The property has the benefit of three phase electricity, gas space heating and the unit also benefits from a small storeroom, kitchen and W.C. facilities.

The property is suitable for various uses (subject to planning) however the landlords will not consider any car or vehicle related uses.

ACCOMMODATION

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

DESCRIPTION	SQ FT	SQ M
Workshop	1,755.6	163.1
Kitchen	109.8	10.2
Storeroom	75.3	7.0
W.C.	37.7	3.5
GIA	1,978.4	183.8

RENTAL TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £10,500 per annum.

VAT

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

BUSINESS RATES

The prospective tenant is likely to benefit from small business rates relief further details of which are available from our office.

The rateable value for this property will however need to be reassessed as it is currently combined with an adjoining property. Prospective tenants must contact Burnley Borough Council on 01282 425011 to confirm this information and understand their liability before making any legal commitment.

SERVICES

We understand the main workshop has the benefit of three phase electricity, mains water and gas.

SERVICES 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.

OUTGOINGS

In addition to the rent and any business rates liability the tenants are to be responsible for a contribution towards the electricity, water and buildings insurance further details of which are available from our office.

PLANNING

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

ENERGY PERFORMANCE CERTIFICATE

A copy of the relevant EPC is available on request.

LEGAL COSTS

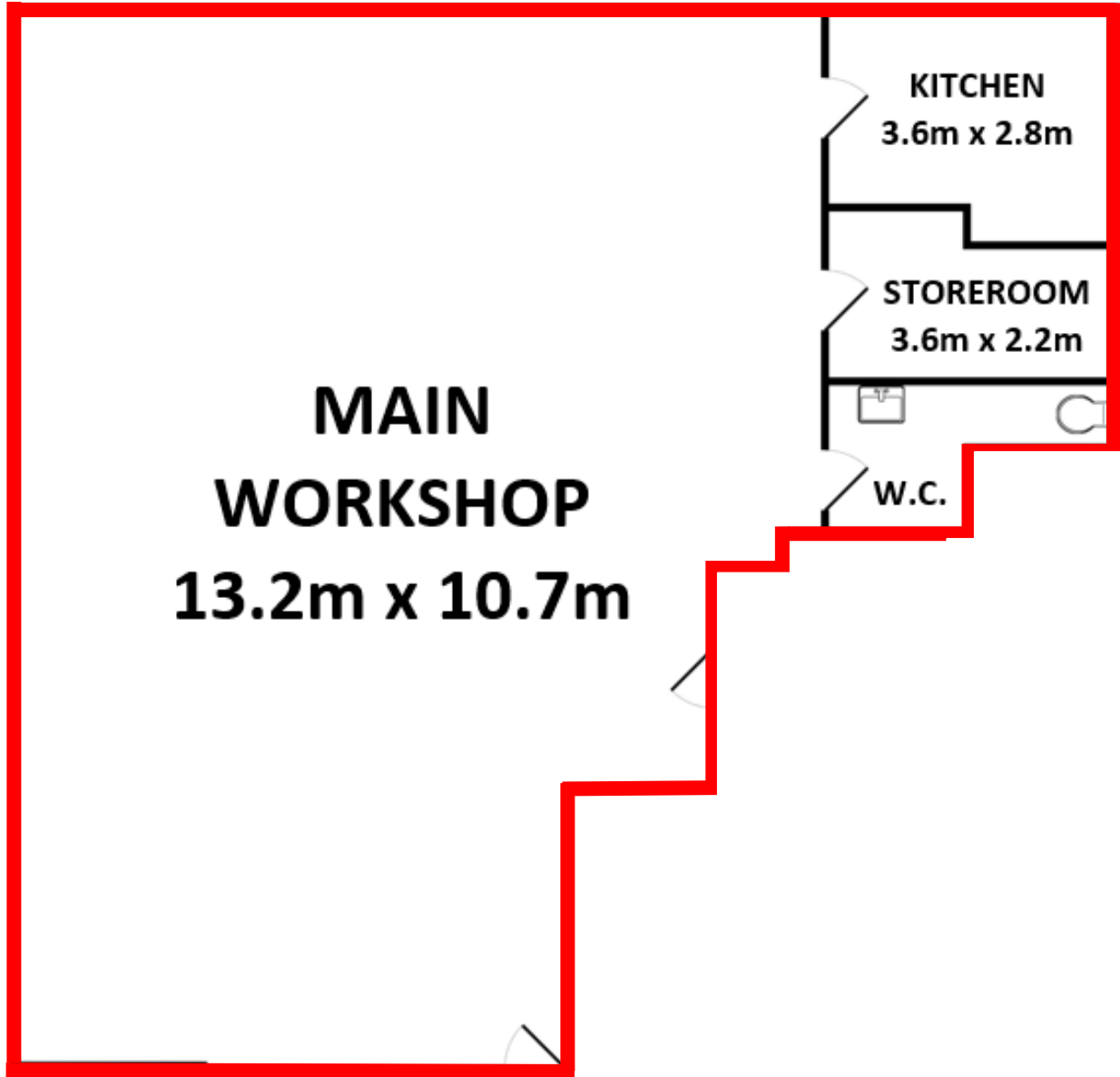
Each party will be responsible for their own legal costs incurred in any transaction.

VIEWING

For further information or to arrange a viewing please contact sole agents Whiteacres Property on;
 Tel: 01282 428486
 Email: info@whiteacres-property.co.uk
 Web: www.whiteacres-property.co.uk

SUBJECT TO CONTRACT

FLOOR PLAN



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