

Phone: 01282 428486
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FOR SALE

- Manufacturing/warehouse premises extending to approx. 12,784 sq.ft (1,188 sq.m)
- Previously occupied by Sugdens who specialise in manufacturing machinery for the bakery industry
 - Located in popular Pendle village being ideal for various uses
 - Mix of original and modern portal frame buildings with large enclosed yard
- Premises with gas space heating, three phase electricity, LED lighting and various well equipped offices
- Potential twelve month lease back available at a rent to be agreed with CFE Lighting Ltd



Former Sugdens
Factory Lane
Barrowford
Pendle
BB9 6ES

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LOCATION

The property is located off Factory Lane which is accessed from Pasture Lane in the popular village of Barrowford in the Borough of Pendle.

The premises is located in a mixed commercial and residential location within a short drive of junction 13 of the M65 motorway.

DESCRIPTION

Industrial workshop/manufacturing premises located in the popular village of Barrowford in the Borough of Pendle.

The site comprises of an industrial/manufacturing unit of mainly concrete frame construction with a modern portal frame workshop at the front of the site.

The property comprises of open plan manufacturing space on the ground floor with good natural light and a series of first floor offices. The premises has three loading doors, gas space heating, three phase electricity, central heating and LED lighting. Part of the site has been re-roofed in recent years however the older northlight workshop does require refurbishment.

Externally there is a large yard providing car parking and loading for goods vehicles however the site is not accessible to articulated lorries.

ACCOMMODATION

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Modern portal frame section with workshop premises	22.4m x 8.8m	2,121.6	197.1
Original northlight workshop	25.0m x 23.5m	6,323.8	587.5
Ground floor storage, canteen, loading area toilets and office	11m x 23.2m	2,747.0	255.2
First floor canteen and sales office	10.9m x 6.8m	797.8	74.12
First floor, kitchenette, toilets and 4 offices	11m X 6.7m	793.3	73.7
GIA		12,783.5	1,187.62

PURCHASE PRICE

Offers in the region of £500,000

VAT

We understand the purchase price is not subject to VAT.

TENURE

The site is understood to be freehold however the prospective purchaser and their solicitors must check and verify this information prior to making a legal commitment.

BUSINESS RATES

To be assessed. Further details on request.

Prospective purchasers must contact Pendle Borough Council on 01282 661661 to confirm their business rates liability prior to making any legal commitment.

SERVICES

We understand the property has the benefit of all mains services including three phase electricity.

SERVICES RESPONSIBILITY

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

PLANNING

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

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWING

For further information or to arrange a viewing please contact:

Whiteacres

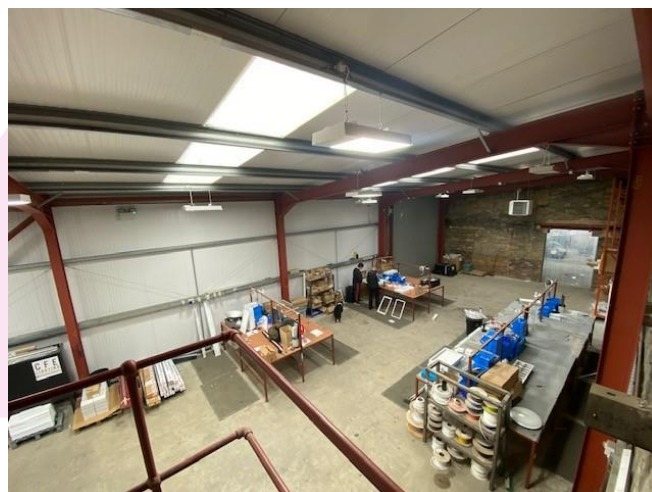
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SUBJECT TO CONTRACT

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BUSINESS RATES BREAKDOWN

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Sugden Ltd, Factory Lane, Barrowford, Nelson, Lancs, BB9 6ES

14 December 2020 - present

Your rateable value is **£22,750.00**



This is not the amount you will pay.

[Open all](#)

Valuation information

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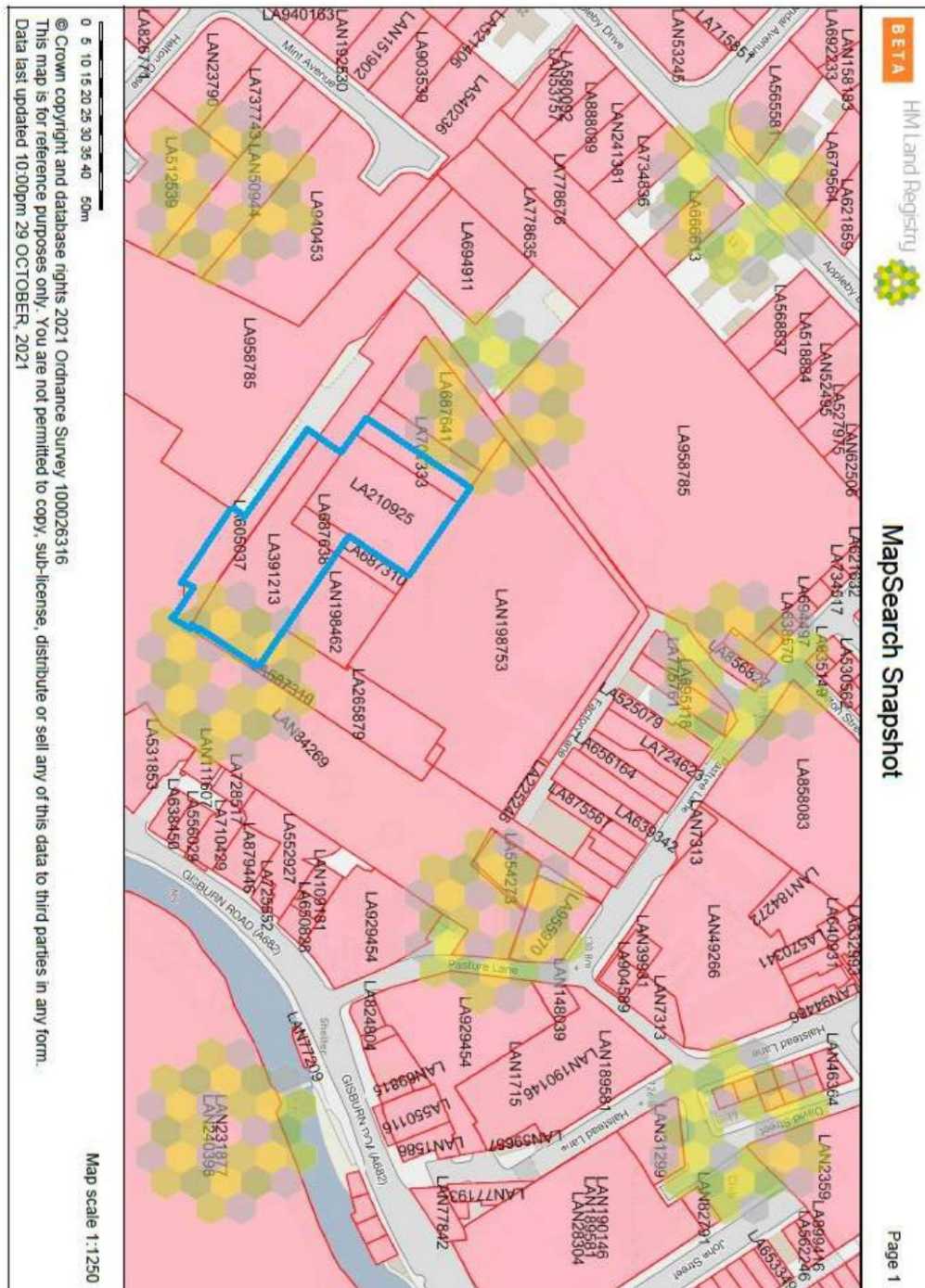
How the valuation was calculated

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Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Ground	Workshop	829.1	£9.98	£8,274.00
First	Works office	25.2	£6.49	£164.00
First	Works office	47.1	£6.49	£306.00
First	Works office	32.2	£6.49	£209.00
Basement	Plant room	90.9	£0.00	£0.00
Ground	Warehouse	202.3	£25.49	£5,157.00
Ground	Workshop	314.68	£27.50	£8,654.00
Total		1,541.48		£22,764.00

TITLE PLAN



THE TITLE PLAN PROVIDED IS FOR IDENTIFICATION PURPOSES ONLY AND MAY NOT CONFIRM THE TRUE BOUNDARIES OF THE SITE. THE PLAN IS NOT TO SCALE AND PURCHASERS MUST CHECK AND VERIFY THE BOUNDARIES OF THE SITE WITH A LEGAL PROFESSIONAL PRIOR TO MAKING ANY LEGAL COMMITMENT.