

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

**WHITEACRES** 

# TO LET

- Self-contained storage/workshop units extending to 760 sq.ft
  - Electric loading doors and personnel entrance with 12 point locking system
- Rent including electricity ideal for small/start up businesses
  - No VAT and free business rates for eligible tenants
- Unit available from 1<sup>st</sup> March 2022

**NO VEHICLE RELATED BUSINESSES CONSIDERED**



Unit 9  
Susan Mill Business Centre  
Junction Street/Spa Street  
Burnley  
BB12 0NX

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#### LOCATION

The unit is located in Susan Mill which is on the corner of Junction Street and Spa Street with excellent access to junction 10 of the M65 motorway.

The mill is positioned off Pendle Way close to the Holiday Inn in a canal side location being ideal for various businesses.

#### DESCRIPTION

A self-contained workshop/storage unit positioned close to junction 10 of the M65 motorway.

The lockup unit is of blockwork construction with an open plan layout with good natural light, concrete floors and are suitable for various uses.

The workshop has its own electrically operated roller shutter door, personnel door with 12 point locking system, LED lighting and single phase electricity.

The unit has a minimum internal eaves height of 3.7 metres and is ideal for tradesmen or small businesses looking for their own premises.

Externally the unit has loading from a communal corridor with on-street car parking in the immediate vicinity and communal male & female toilets.

#### ACCOMMODATION

The unit has been measured on a gross internal basis and extend to the following approximate areas;

DESCRIPTION	SQ FT	SQ M
Unit 9	760	70.6

#### TERMS

The units are available by way of a new lease for a term to be agreed at the following rents  
Unit 9 - £99 per week available 1<sup>st</sup> March

#### BOND

A bond equivalent to one month's rent is to be paid by the tenants and held by the Landlord for the term of the lease.

#### VAT

We have been verbally informed that the rent in relation to this property is not subject to VAT however a prospective tenant must check and verify this information prior to making any legal commitment.



# WHITEACRES

#### BUSINESS RATES

The business rates are to be assessed however Whiteacres can provide a likely indication on request.

The prospective tenant is likely to benefit from small business rates relief and should contact Burnley Borough Council on 01282 425011 to confirm further details.

#### SERVICES

We understand the property has the benefit of single phase electricity and use of shared male & female toilets.

#### SERVICES RESPONSIBILITY

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

#### OUTGOINGS

The rent is inclusive of buildings insurance, water rates, electricity (up to a maximum of 100 units per month) and service charges. The prospective tenant will be responsible for their own broadband/phone package and their own contents insurance.

#### PLANNING

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

#### LEGAL COSTS

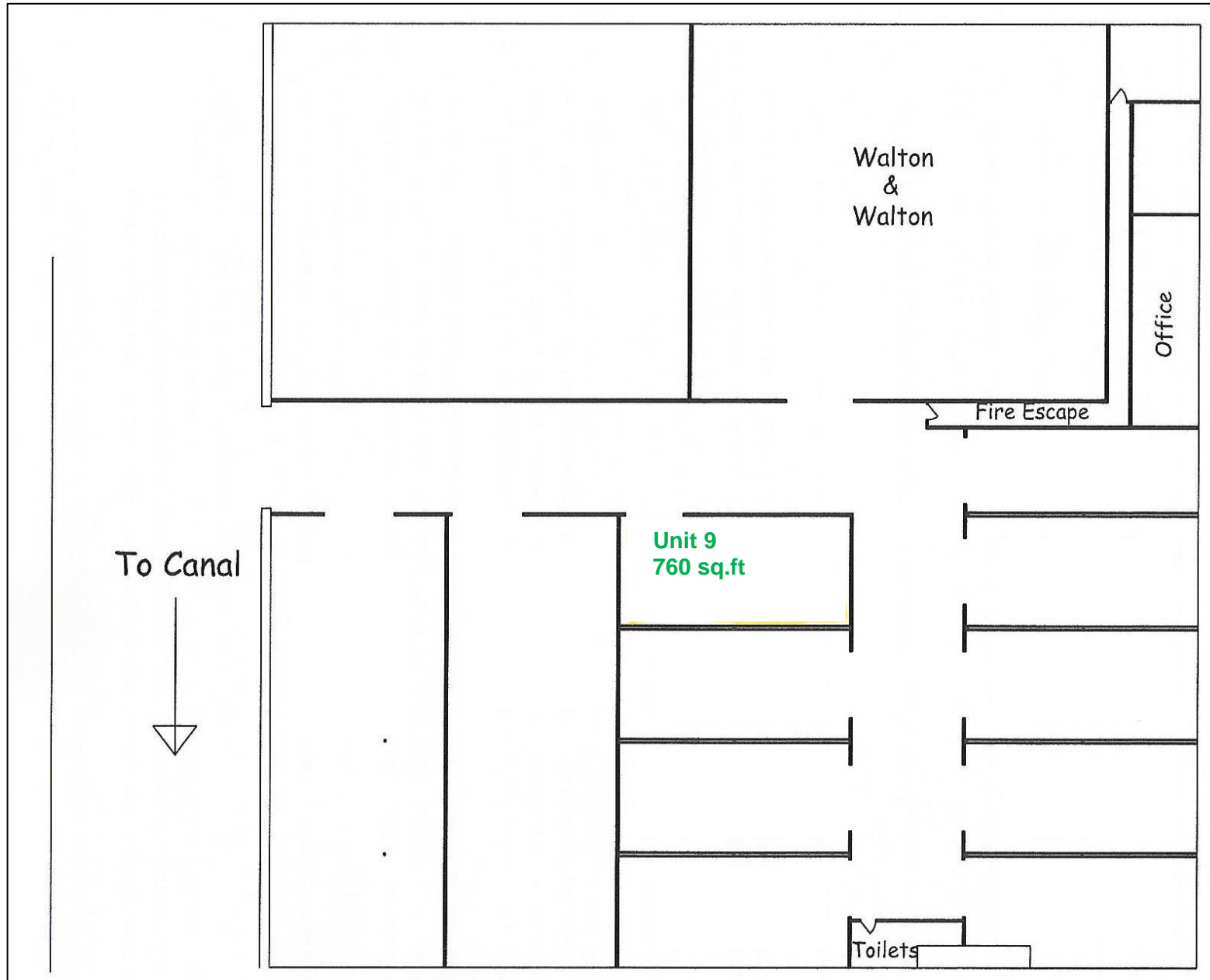
The landlords will prepare their own in-house agreement for the tenants to sign so no legal costs will be incurred by the tenant unless they decide to seek advice or representation.

#### VIEWING

For further information or to arrange a viewing please contact the sole letting agents;  
Whiteacres Property  
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.**