

Phone: 01282 428486
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FOR SALE

- End parade portal frame warehouse on popular and established business park extending to approximately 944 sq ft (88 sq.m)
- Well positioned close to both junctions 9 and 10 of the M65 motorway network
 - Let to a long standing tenant at an annual rent of £6,750
- High bay warehouse with mezzanine floor installed providing storage on the ground floor with office and kitchen above
- Ideal purchase for SIPP or SASS Pension Fund or property investment company



**Unit 10 Caroline Court
Billington Road
Burnley
BB11 5UB**

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LOCATION

The property is located on Caroline Court which is located towards the top of Billington Road Industrial Estate close to Warburton's and The Original Factory Shop.

Billington Road is accessed from Rossendale Road and is within half a mile of both junctions 9 & 10 of the M65 motorway.

DESCRIPTION

A relatively high bay steel portal frame end parade warehouse unit.

The property is located on Billington Road Industrial Estate close to both junctions 9 and 10 of the M65 motorway. Other businesses in the immediate vicinity include Veka, Warburtons, AMS Neve and The Original Factory Shop.

The property comprises of storage on the ground floor with a roller shutter door and WC facilities. The first floor comprises of an open plan kitchen together with a large private office.

The property has been occupied by a garden maintenance company for a number of years who are planning to sign a new five year lease at an annual rent of £6,750.

ACCOMMODATION

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

DESCRIPTION	DIMENSIONS	SQ M	SQ FT
Ground Floor			
Warehouse & WC	8m x 5.6m	44.8	482.2
First Floor			
Kitchen/office	5.7m x 4.6m	26.2	282
Private office	5.7m x 3m	17.1	184.1
GIA		88.1	943.3

PURCHASE PRICE

Offers in excess of £89,995.



WHITEACRES

VAT

The price quoted is exclusive of VAT which may be payable at the prevailing rate.

TENANCIES

The whole building has been let to a private tenant from the 16th June 2022 until 15th June 2027 at a rent of £6,750 per annum plus VAT.

TENURE

The property is leasehold for a term of 150 years from 30th March 2007. Whiteacres have been informed the ground rent is £250 per annum plus VAT and this cost is the landlords responsibility.

SERVICE CHARGE

There is a service charge for maintenance of the common parts which based on last years invoice was £346.72 per annum plus VAT. The service charge is a variable cost which has been previously borne by the landlords.

BUSINESS RATES

We have been verbally informed that the rateable value for the property is £4,950.

The prospective tenant 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 property has the benefit of mains water and electricity.

SERVICES RESPONSIBILITY

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

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.