

FOR SALE



Self-contained industrial unit in highly prominent position at Junction 12 of the M65 motorway

Unit 3, Kenyon Court Lomeshaye Industrial Estate, Nelson, BB9 5TF

- ✿ Well positioned industrial unit located on popular business park.
- ✿ Other businesses in the vicinity include Barnfield Construction, Daisy Communication, Protec and Wellocks.
- ✿ Open plan warehouse space with loading door and personnel entrance.
- ✿ Ideal SIPP and SASS investment with free Business Rates for eligible occupiers
- ✿ Popular business park location at junction 12 of the M65 motorway
- ✿ Portal frame building within secure gated yard ideal for various uses
- ✿ Forecourt parking with loading for HGV's
- ✿ Very rare opportunity to acquire modern industrial unit with excellent motorway access.

Interested in this property? Call 01282 428486 or email info@whiteacres-property.co.uk

Location

The property is positioned in a highly prominent position on Kenyon Road which is on Lomeshaye Industrial Estate in the borough of Pendle.

The property is located at junction 12 of the M65 motorway with other businesses in the vicinity including Daisy Communications, Protec, Barnfield Construction and Wellocks.

The premises is within a ten minute drive of Rossendale, Blackburn, Burnley and Pendle.

Description

A mid parade warehouse/workshop unit in a prime position on a popular and established business park.

The unit has been occupied by a van sales company for a number of years and is now available due to relocation.

The property offers open plan workshop/warehouse space with manual loading door, personnel entrance and mains services.

Externally there is a gated communal forecourt providing off road car parking and loading for heavy goods vehicles.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Unit 3 (including WC)	7.1m x 17.4m	1,329.4	123.5

Purchase price

£195,000 plus VAT

Tenure

The property is leasehold from the 23rd May 2008 until the 5th June 2112 with a service charge and

ground rent payable further details of which are available on request.

Vat

The purchase price will be subject to VAT at the prevailing rate.

Business Rates

To be confirmed.

The property will have to be independently re-assessed however the occupiers are likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Burnley Borough Council on 01282 425011 to confirm further details.

Services

We understand the unit has the benefit of three phase electricity and mains water.

Service Responsibility

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

Legal Costs

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

Viewings

Please contact the agents:

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