WHITEACRES

Get in touch
01282 428486

FOR SALE



Two storey office/storage premises with a small piece of land for parking

The Gatehouse, Castle Clough, Hapton, Burnley, Lancashire, BB12 7LN

- Stone built former gatehouse in rural location extending to 793 sq ft (73 sq m)
- Two storey accommodation ideal for various uses
- Historic stone building with balcony and countryside views
- Lower ground floor storage with separate access
- First floor office accommodation which has been carpeted, LED lights, electric heating, composite doors and modern kitchen/bathroom
- Free business rates for eligible occupiers and a small parcel of land providing two on-site car parking spaces
- Ideal for conversion into a residential dwelling (subject to planning)
- Suitable for small business or pension fund investment

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

Location

The compound is located at Castle Clough Mill which is off Hapton Road on the edge of Hapton village.

The yard is located within the building of a mill complex being within a fifteen minute drive of the towns of Burnley, Accrington and Clitheroe.

Description

A historic stone built former gatehouse in a rural location on the edge of Hapton village.

The two storey property is of stone construction with a slate roof and offers office accommodation with a balcony on the upper ground floor. The lower ground floor provides storage with a separate entrance and the property is ideal for conversion into a residential dwelling (subject to obtaining the necessary planning consent).

Externally a small strip of land will be allocated to the building which may be suitable for off road car parking.

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
Ground Floor Stores	6.0m x 5.1m	329.38	30.6
Ground Floor Area Under Balcony	4.9m x 1.6m	84.39	7.84
First Floor	5.6m x 6.3m	379.75	35.28
GIA		**793.52**	**73.72**

Purchase price

Offers in the region of £125,000 + VAT.

Tenure

Understood to be freehold.

VAT

Whiteacres have been advised the building is elected for VAT.

Business Rates

We have been informed that the rateable value for the property is £4,200.

The prospective occupier is likely to benefit from Small Business Rates Relief and interested parties should contact Burnley Borough Council on 01282 425011 to confirm the exact payable amount.

Services

We understand the property has the benefit of mains electricity and water.

Service Responsibility

It is the ingoing occupier's responsibility to verify that all services/appliances are safe and in full working order being suitable for purpose and adequate for their needs.

Legal Costs

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

Viewings

Please contact the agents:

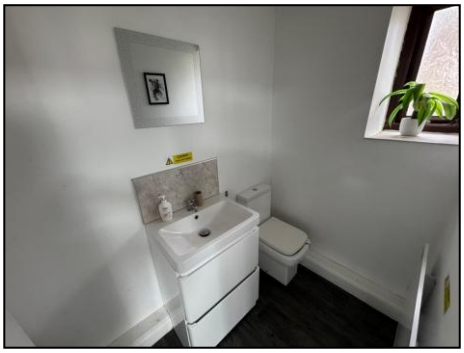
Whiteacres Property
Church House
10 Church Street
Burnley
BB11 8HG

01282 428486
info@whiteacres-property.co.uk

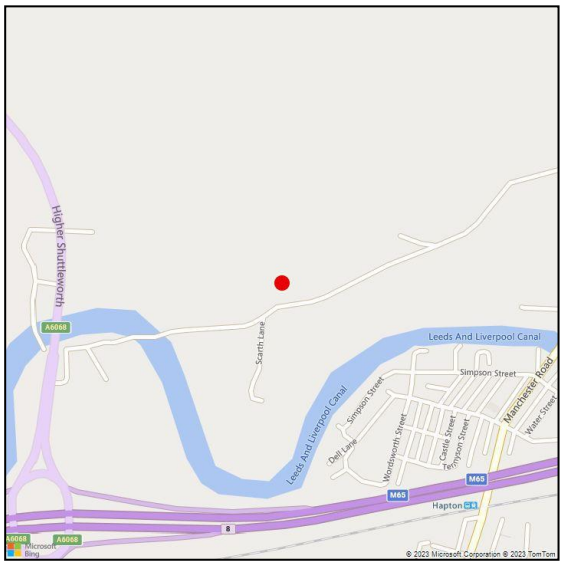
These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.











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