WHITEACRES

Get in touch
01282 428486

TO LET



First and second floor mill accommodation

First & Second Floors Oakmount Mill, Wiseman Street, Burnley, Lancashire, BB11 1RU

- Ideal for gym, fitness, or dance studio
- Space available from 3,214 sq ft - 6,583 sq ft
- Property within walking distance of Burnley town centre
- Free onsite car parking
- Suitable for workshop or storage accommodation
- Well positioned close to junction 9 of the M65 motorway
- Stone built mill, available on competitive terms
- Competitive rent of less than £3 per sq ft

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

Location

The property is located on Wiseman Street on the edge of Burnley town centre close to the junction with Westgate.

The building is within half a mile of junction 10 of the M65 motorway and within walking distance of Burnley town centre.

The property is in a mixed residential and commercial location close to Howdens Joinery, B & M Bargains and Tiger Gas.

The building is located on the edge of the Weavers Triangle in an area of significant regeneration close to the University of Central Lancashire's Burnley Campus and various new student accommodation blocks.

Description

Two storey stone built mill accommodation, ideal for dance studio, gym, pilates, boxing or yoga.

Refurbished accommodation with good natural light, modern kitchen and toilet facilities. Substantial stone building on the edge of Burnley town centre with free on-site car parking.

The property is also ideal for storage or workshop space with competitive rental terms of less than £3 per sq ft.

Accommodation

DESCRIPTION	SQ FT	SQ M
First Floor	3,369	312.98
Second Floor	3,214	298.58
GIA	**6,583**	**611.56**

Rent

The first and second floors are available at a rent of £1,600 per month.

VAT

The price quoted is exclusive of VAT which may be payable at the prevailing rate further details of which are available on request.

Business Rates

We have been verbally informed that the unit has a rateable value of £4,256.

The prospective tenant is likely to benefit from 100% relief in relation to the business rates but must contact Burnley Borough Council on 01282 425011 to confirm they meet the eligibility criteria.

Outgoings

In addition to the rent and the business rates the ingoing tenant is to be responsible for all services connected to the property.

Services

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

Service Responsibility

It is the prospective tenant's responsibility to verify that all services and 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:

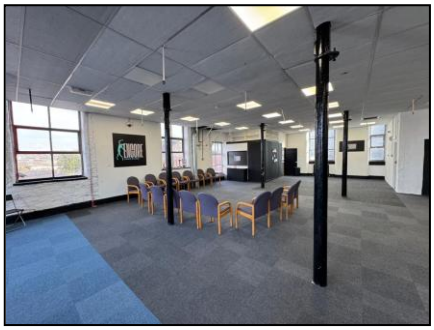
Whiteacres Property
Church House
10 Church Street
Padiham
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info@whiteacres-property.co.uk

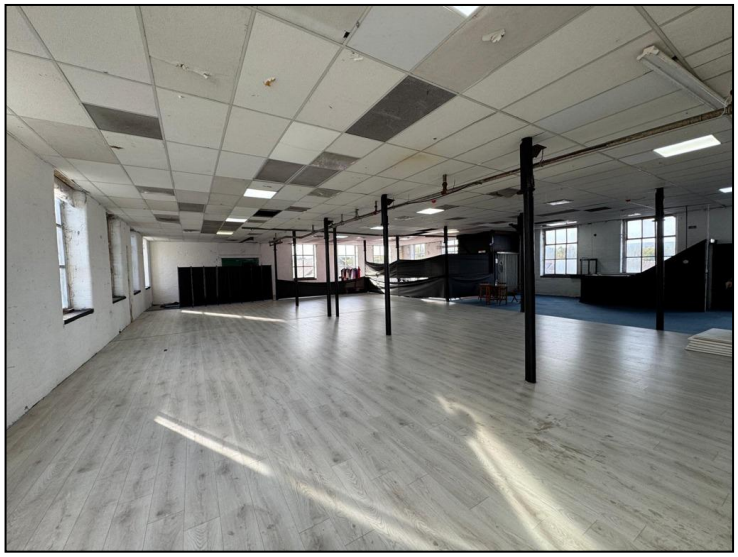
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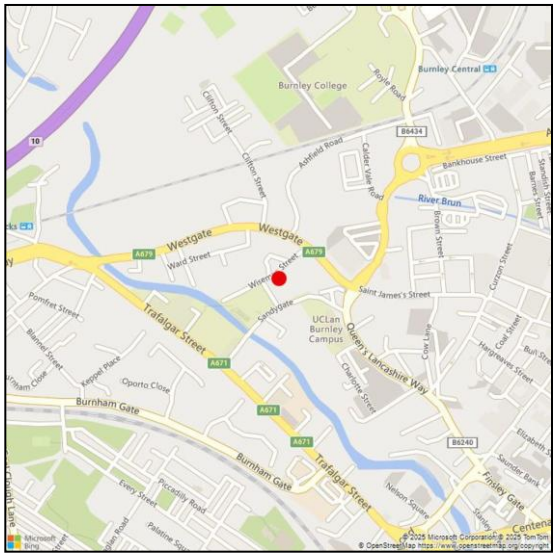








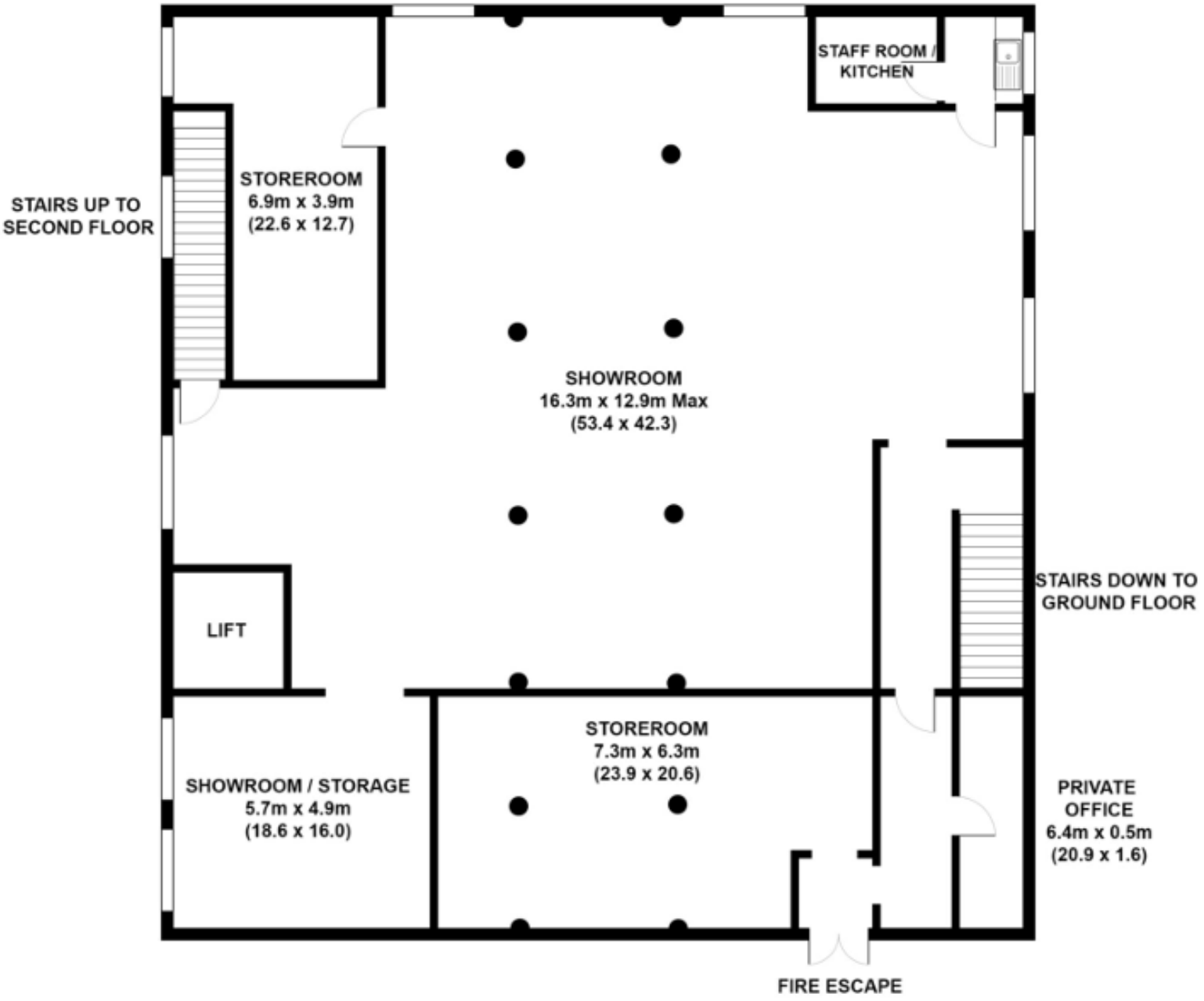




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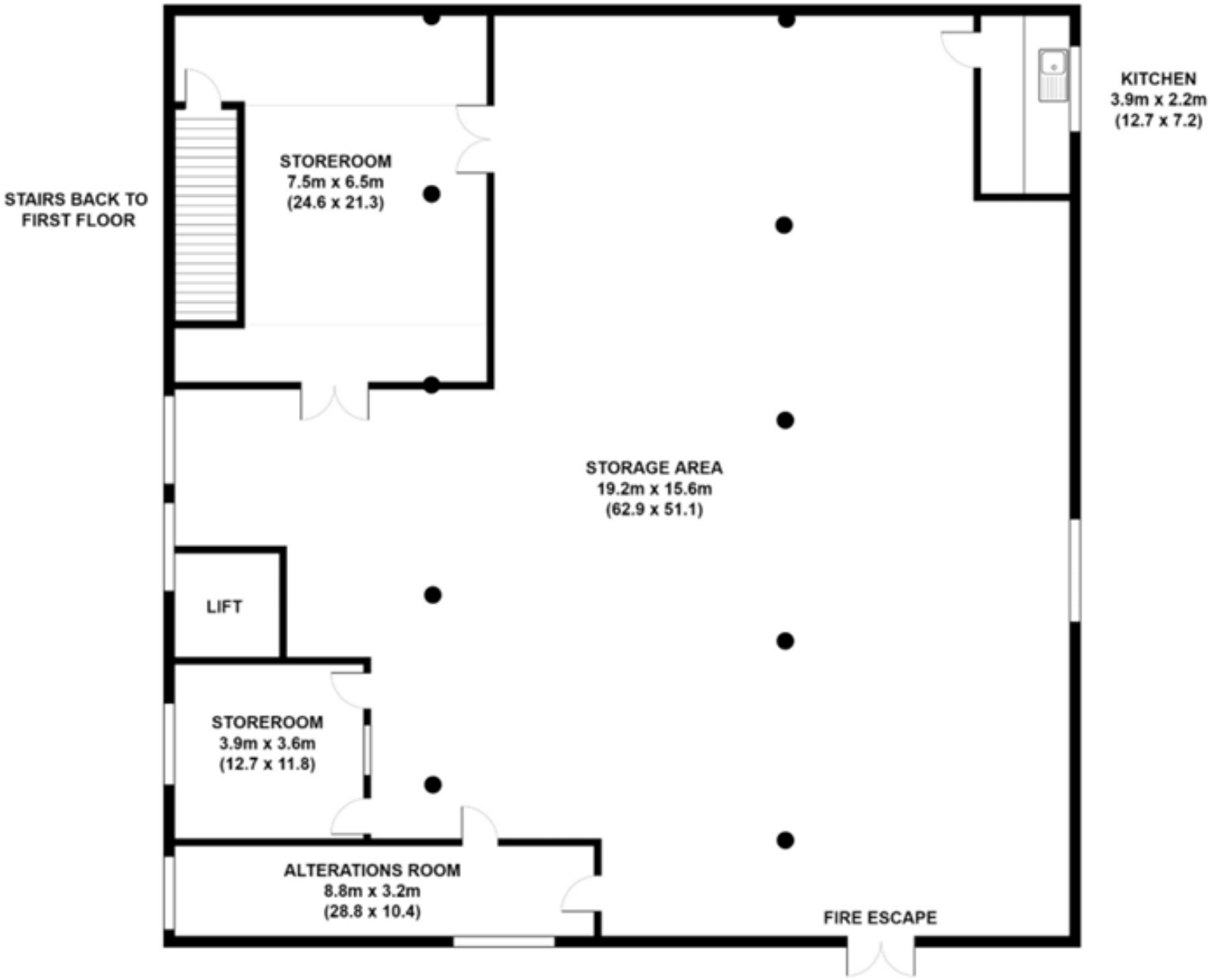
OAKMOUNT MILL FIRST FLOOR
(Approx 312.9 sq. meters 3,369.1 sq. feet)



For illustration purposes only - not to scale

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OAKMOUNT MILL SECOND FLOOR
(Approx 298.5 sq. meters 3,214 sq. feet)



For illustration purposes only - not to scale

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