

FOR SALE



Detached trade counter warehouse extending to over 10,500 sq ft

Thorney Bank Industrial Estate, Burnley Road, Hapton, Burnley, BB11 5QR

- ✿ Prominent building located on the border between Hyndburn and Burnley
- ✿ Freehold property with excellent access to the M65 Motorway
- ✿ Prominent building located on the border between Hyndburn and Burnley
- ✿ Warehouse facility with offices and mezzanine storage
- ✿ Trade counter showroom with private offices, kitchen, and toilets
- ✿ Modern warehouse with an apex height of 8 metres
- ✿ Large onsite car park and loading for HGV's
- ✿ Three phase electricity

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

Location

The property is located in Hapton within half a mile of Junction 8 of the M65 motorway.

The site has good access to the A56 by-pass with good connections to Rossendale and North Manchester.

The property is located in Hapton in a mixed residential and commercial location.

Description

A modern detached warehouse in a highly prominent main road location. The property has been occupied by a paint supply company for many years and offers open plan warehouse accommodation with offices and a trade counter.

The warehouse has an apex height of 8 metres with electric loading door and additional mezzanine floor.

There is a private boardroom, office, toilets and trade counter.

Externally there is a car park together with some additional outside space to the side of the property.

Accommodation

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

DESCRIPTION	SQ FT	SQ M
Boardroom, Offices and Shop	856.1	79.53
Trade counter, and under mezzanine storage	1,950.7	181.22
Mezzanine	2,806.2	260.7
Warehouse	4,958	460.6
GIA	10,570	981.95

Purchase price

£995,000

Tenure

Understood to be freehold.

Vat

Whiteacre's have been advised by the sellers that the purchase price is subject to VAT at the prevailing rate.

Business Rates

The updated rateable value for the property from March 2026 is £45,500.

A prospective buyer must contact Burnley Borough Council on 01282 425 011 to confirm this information and obtain the amount payable.

Services

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

Service Responsibility

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

Viewings

Please contact the agents:

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Church House
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