WHITEACRES

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01282 428486

FOR SALE



Modern semi-detached warehouse investment available by way of sale and leaseback

9 Bancroft Road, Burnley, Lancashire, BB10 2RZ

- Semi-detached warehouse extending to 5,250 sq ft (including offices and mezzanine)
- Two storey office block with mezzanine floor
- Attractive yield of 8% (before purchasing costs)
- Ideal for investment company or pension fund
- Open plan warehouse accommodation with substantial power supply and shared yard
- Long term and established tenant in place
- Electric loading door, three private offices, modern kitchen and both male & female toilet facilities

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

Location

The property is located on Bancroft Road in an established industrial location.

Other businesses in the vicinity including BCW Group, Elite Coatings, HycAero and Safran Nacelles.

The site is within a ten minute of both the M65 motorway and Burnley Town Centre.

Description

A very modern semi-detached portal frame warehouse constructed in 2015.

The warehouse offers open plan workshop accommodation with two storey offices and a purpose built mezzanine floor.

The building has a substantial power supply, six parking bays, shared loading yard, three offices, modern staff kitchen and both male & female toilet facilities.

Lomax Couplers Limited (Company No. 10402400) will lease back the site on a ten year full repairing and insuring lease (with a five year break clause) at an exclusive rent of £45,000 per annum + VAT.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Warehouse, office, kitchen & 2x W.C.s	28.6m x 12.3m	3,786.6	351.78
Mezzanine floor including two offices and storeroom	11.1m x 12.3m	1,469.6	136.53
GIA		**5,256.2**	**488.3**

Purchase price

Offers in the region of £550,000 + VAT.

Tenure

Understood to be freehold.

Terms

Lomax Couplers Limited (Company No. 10402400) will lease back the site on full repairing and insuring terms for 10 years with a break clause at the expiry of the fifth year at a rent of £45,000 per annum, which represents an 8% yield before purchasing costs.

VAT

Whiteacres have been advised that the purchase price is subject to VAT at the prevailing rate.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £24,500 per annum.

A purchaser must contact Burnley Borough Council on 01282 425011 to confirm further details.

Services

The property has a substantial electricity supply together with mains water and gas.

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.

Energy Performance Certificate

A copy of the relevant EPC is available on request.

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,
BB12 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.











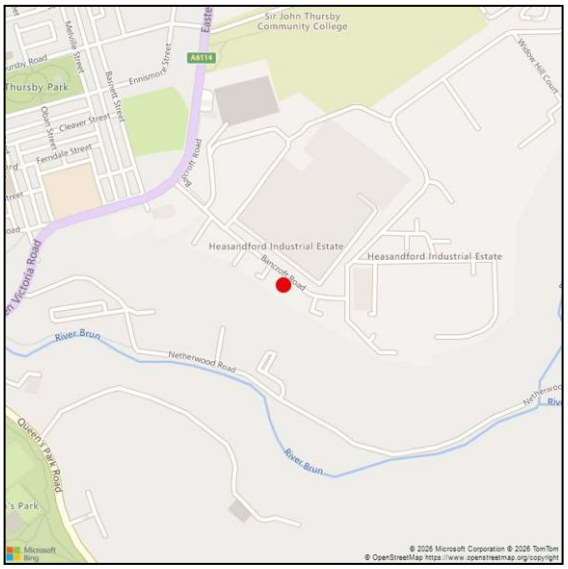

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