



Industrial Investment

FOR SALE

**UNIT 1
PHOENIX WAY
BURNLEY
LANCASHIRE
BB11 5SX**

0 Sq Ft (0 Sq M)

- Popular established business park within 1 mile of junction 9 of the M65.
- Tenant in occupation for approximately 10 years.
- Lease renewal 29th June 2023 with anticipated rental growth.

Location

The property is situated on the Smallshaw Trading Estate that is accessed off Pheonix Way which connects to Accrington Road (A679) with both junctions 9 and 10 of the M65 being within 1 mile of the site.

Description

An end of parade portal framed commercial property that has been used in association with a trade counter business for many years.

Internally the accommodation has an open plan reception / showroom area with counter, general office and private office. In addition there are male and female WC facilities and a kitchen area.

The remainder of the premises are used for warehouse and storage and are accessed via an electrically roller shutter door.

To the front of the property there is car parking for approximately 7 vehicles.

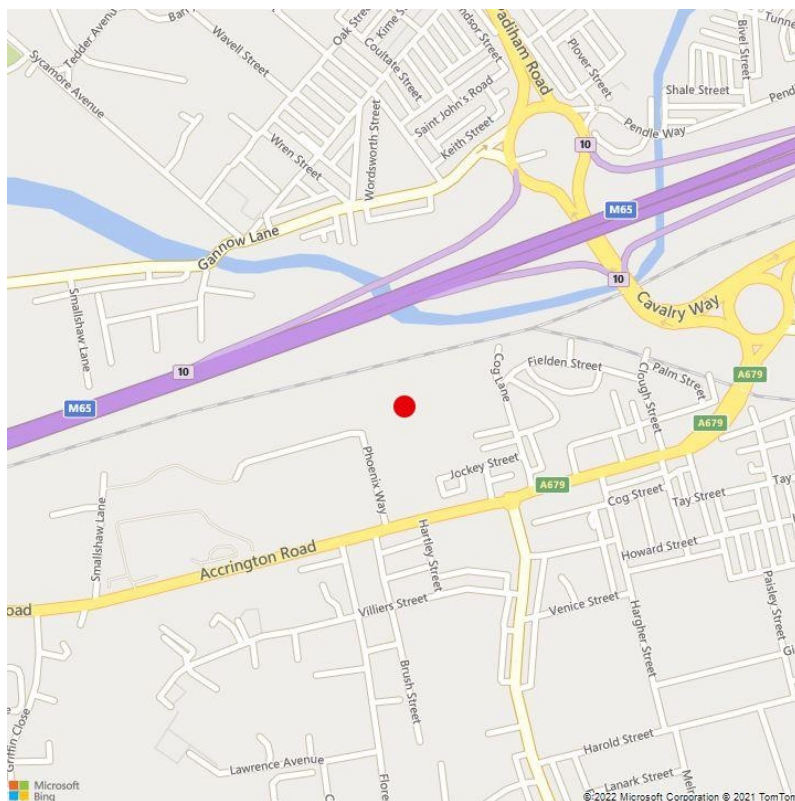
Accommodation

The accommodation has been measured on a gross internal basis and extends to the following approximate area:

2320 sq.ft (215.5 sq.m)

Planning

It is the prospective purchaser's responsibility to verify that the intended use is acceptable to the local planning authority.



Price

£154,950

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £8,500 per annum (2017/18).

Services

We understand that the property has the benefit of all mains services, there is a gas heater, but this has been disconnected, but there is gas into the property.

Services Responsibility

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable.

Terms

The property is Let by way of a 10 year lease from the 30th June 2013 on a full repair and insuring term. The rent was subject to review on 30th June 2018 and the passing rent is £10,250 per annum.

The Landlord has approached the Tennant with a view to either obtaining vacant possession or renewal.

The Tenant Rexcel Uk Ltd have approximately 200 branches selling electrical and plumbing equipment and were established in 1967.

Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

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

VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

Viewings

Petty Chartered Surveyors
Suite 125b, Empire Business
Centre 2 Empire Way Off
Liverpool Road Burnley BB12
6HH

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

