



Land And Buildings With Development Potential

FOR SALE

**THORNEYBANK MILL
TRAFALGAR STREET
BURNLEY
LANCASHIRE
BB11 1TQ**

29,205 Sq Ft (2,713.14 Sq M)

- Situated within the Weaver Triangle and located adjacent to developments including Banny's fish and chip drive-thru, new offices for the Heritage Trust and UCLAN College facilities.
- Opposite Mcdonald's and KFC drive-thru.
- Development potential, uses considered include leisure, residential and commercial.
- Potential to increase the site to 4 acres (1.61 ha) with additional acquisition.

Location

The property occupies an extremely prominent main road position on Trafalgar Street (A580) on the edge of Burnley town centre within half a mile for Junction 10 of the M65.

The property is situated in the Weavers Triangle Conservation area (On The Banks) in a mixed use locality.

Description

The property comprises of a mix of buildings including a stone built multi-storey building, 1980's single storey portal frame workshop and showroom, traditional North Light single storey and two storey buildings adjacent to the canal and a cleared site of approximately 1.25 acres (0.505 ha)

Previously used in connection with the sales and servicing of garden machinery the property would lend itself to a number of alternate uses and in the locality there has recently been extensive redevelopment which has included the provision of a new college for UCLAN, offices with one of the tenants being the Heritage Trust and other plans for the area include cinema and leisure facilities.

Accommodation

Portal frame building

Ground floor

Workshop & storage facility: 3,617 sq.ft 336.0 sq.m

First floor

Showroom/Office: 3,020 sq.ft 280.5 sq.m

Multi-storey building

Ground floor: 2,644 sq.ft 245.6 sq.m

First floor: 2,843 sq.ft 264.1 sq.m
Second floor: 2,843 sq.ft 264.1 sq.m

Canal side, two storey premises

Ground floor: 4,235 sq.ft 393.4 sq.m

First floor: 4,235 sq.ft 393.4 sq.m

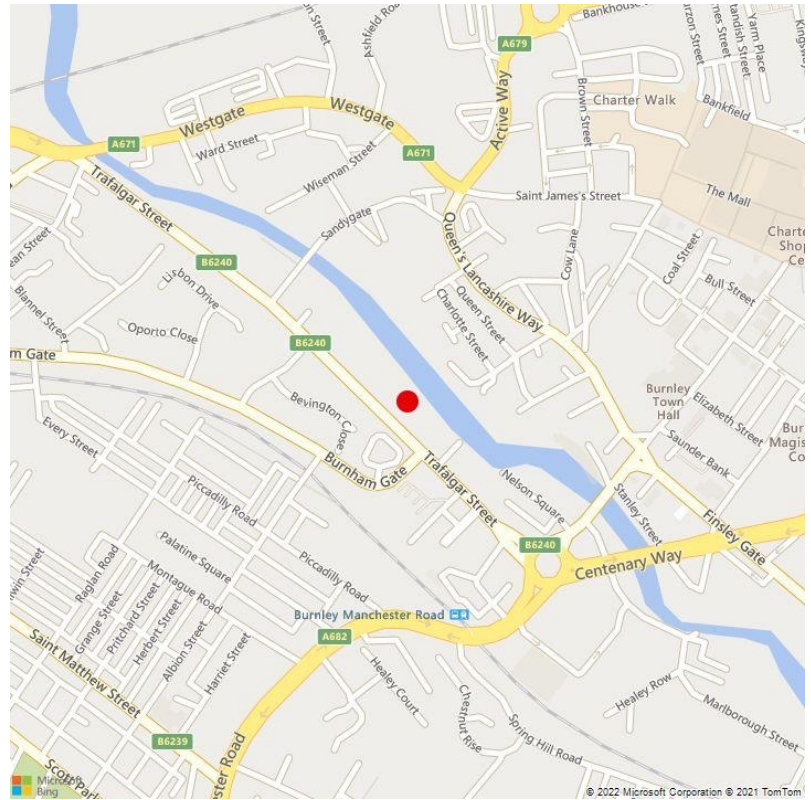
North Light Mill: 5,768 sq.ft 533 sq.m

(In need of refurbishment) _____

Vacant site: 29,205 sq.ft 2,713.23 sq.m

Total site area: 2.55 acres (1.03 Ha)

Planning



Price

£975,000 ONO

Business Rates

We are informed by the Valuation Office Agency website that the property has a Rateable Value of £32,250 (2017/18).

Services

We are advised all mains services are connected to the property.

Services Responsibility

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



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.

