



Lock-up Storage Units

TO LET

**BROADCLOUGH MILL
BURNLEY ROAD
BACUP
LANCASHIRE
OL13 8PJ**

**871 - 1,051 Sq Ft (80.92 - 97.64 Sq
M)**

- Main road frontage (A671).
- Approximately 5 minute drive to Bacup town centre.
- Burnley approximately 4 miles, Rawtenstall and access onto the M56 approximately 5 miles.
- Good sized car park.

Location

Broadclough Mill is situated on Burnley Road (A671) on the outskirts of Bacup town centre. It is identified by the To Let board.

Description

The Mill has been split into a number of single storey units, all of which have roller shutter door access off a shared loading bay together with mains electric.

Accommodation

Unit 6 97.61 sq.m 1051sq.ft £500 pcm

Unit 8 80.94 sq.m 924 sq.ft £475 pcm

Unit 9 85.84 sq.m 924 sq.ft £500 pcm

Unit10 93.48 sq.m 1006 sq.ft £525 pcm

Unit 12 48.63 sq.m 523 sq.ft £375 pcm

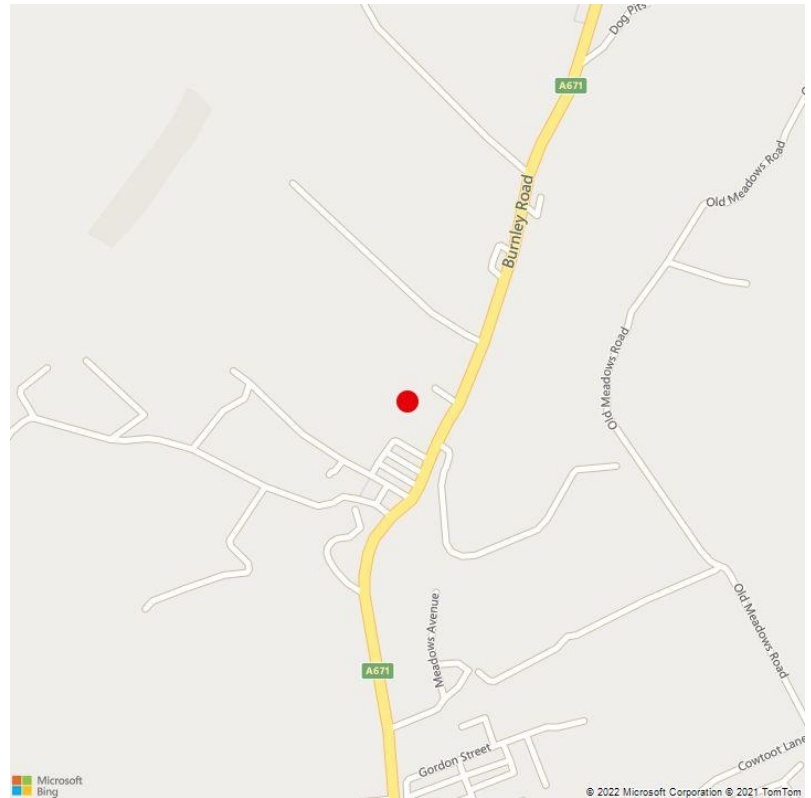
Unit 15 92.9 sq.m 1000 sq.ft £500 pcm

Services

The properties are fitted with mains electricity.

Services Responsibility

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



Price

Business Rates

We understand that the units benefit from Small Business Rates Relief and as such, Business Rates are not payable.

Terms

The properties are available on flexible terms, including monthly basis.

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 Commercial
Empire Business Centre,
2 Empire Way,
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.