



## Substantial Three Storey Former Antique Centre Ideal for Redevelopment Subject To Planning.

### FOR SALE

**ALBERT MILL  
PARK ROAD  
HELMSHORE  
ROSSENDALE  
LANCASHIRE  
BB4 4AR**

**9,080 Sq Ft (843.53 Sq M)**

- Distinctive detached three storey mill in popular residential location.
- Extensively refurbished and ideally suited to its existing use or alternate use including residential subject to obtaining necessary planning consent.
- Popular location being within approximately 2 miles access onto the M66 and similar distance to Rawtenstall town centre and its amenities.
- Generally open plan accommodation allowing flexibility of use.
- On site car parking.

### Location

The property is situated on Park Road within the centre of Helmshore. The surrounding properties are in the majority good quality residential houses and apartments with local retailers including Musberry Fabrics being close by.

### Description

The property comprises of a substantial detached three storey former mill that was extensively re-furbished over the last few years and until recently has been trading as an Antiques Centre.

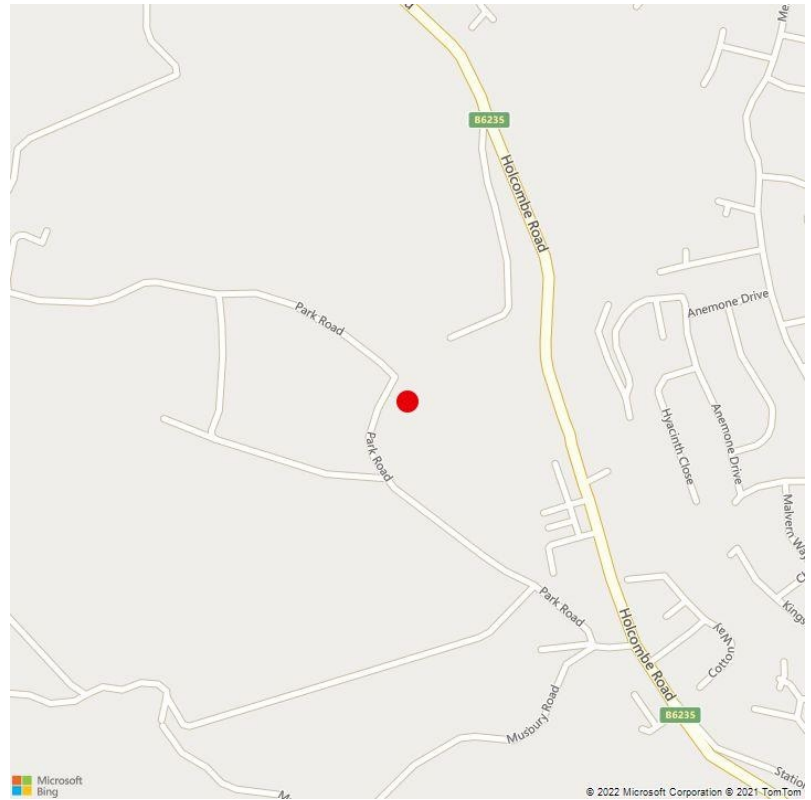
The refurbishment included cleaning of the stonework and pointing where required, re-roofing, renewal of all the electrics and plumbing, new UPVC double glazing throughout and an upgrade of all the accommodation generally.

Arranged over 3 floors the ground floor is accessed from a private car park into a reception area, with open plan sales and storage and WC facilities to the rear.

The first floor is open plan to the rear of which is a former café with fully fitted kitchen including sink units, work top, hob and oven. There is a disabled WC.

The second floor has a slightly restricted headroom but had also been used for retail sales.

Externally there is a dedicated car park to the front loading and additional car parking to the side.



**GROUND FLOOR** - 3,000 sq.ft - 278.7 sq.m

Entrance / Reception  
Open plan showroom  
Partitioned office  
WC and Stores

**FIRST FLOOR** - 4302 sq.ft - 399.6 sq.m

Open plan sales with partitioned sales areas  
Cafeteria area and fitted kitchen  
WC facilities  
Loading bay

**SECOND FLOOR** - 1779 sq.ft 165.2 sq,m

Showroom Accommodation

### Planning

The property has been used in connection with an Antiques Centre for many years although alternate uses including a residential re-development scheme may be considered suitable and enquiries should be directed to Rossendale Borough Council on 01706 217777.



### Price

£595,000 (Five hundred and ninety-five pounds)

### Business Rates

To be advised

### Services

The property has the benefit of all mains services including gas fired central heating to the first and second floors.

### 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 for their purpose.



## Additional Information

### Legal Costs

Each party is responsible for their own legal costs.

### 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

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