



## Substantial Workshop Unit With Modern Roadside Showroom.

### TO LET

**BROWHEAD WORKS  
EASTERN AVENUE  
BURNLEY  
LANCASHIRE  
BB10 2AP**

**4,759 Sq Ft (442.11 Sq M)**

- Deceptively spacious workshop with extensively refurbished showroom.
- Prominent roadside building, previously occupied by a Kitchen / Bedroom showroom and workshop for a number of years.
- Extensively refurbished in recent years including, new UPVC windows, electric security shutters, LED lighting, gas central heating and palisade fencing to the perimeter.
- Onsite parking and enclosed yard to the rear, ideally suited to light manufacturing, storage / distribution uses with showroom / offices.

### Location

The property is situated on Eastern Avenue, one of the main arterial routes leading into Burnley town centre. Conveniently located within a short drive from Bancroft and Heasandford Industrial Estates, junction 10 of the M65 motorway is also within a 15 minute drive.

Other occupants in the vicinity include Evans Halshaw Ford, Boohoo and Safran Nacelles.

### Description

A deceptively spacious property arranged over two storeys comprising a modern showroom and WC's to the ground floor and a workshop and storage unit to the lower ground floor.

The ground floor showroom is accessed to the front of the building off Eastern Avenue at road level and this area has undergone an extensive refurbishment including new LED lighting, suspended ceilings, new UPVC windows and external electric roller shutters.

Adjoining the main showroom at lower ground floor level is a light industrial unit of steel portal frame construction with two loading areas accessed by an adjoining tarmacadam loading area to the left hand side of the building. The lower ground floor comprises a warehousing area with modern kitchenette and a rear workshop which are interconnected and each have electric roller shutter door access at either side of the building. The rear workshop comprises a loading dock and a secure gated yard.

### Accommodation

#### GROUND FLOOR

Showroom, male & female wc's - 89 sq.m 959 sq.ft

#### LOWER GROUND FLOOR

Workshop, store and kitchenette - 353 sq.m 3,800 sq.ft

GIA - 441 sq.m 4,757 sq.ft



### Planning

It is the prospective tenants responsibility to verify that their intended use is acceptable to the local planning authority.

### Rent

£2,200 pcm (Two thousand, two hundred pounds).

### Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £15,250 per annum (2023/24).

### Services

The property has the benefit of all mains services including gas fired central heating and three phase electricity.

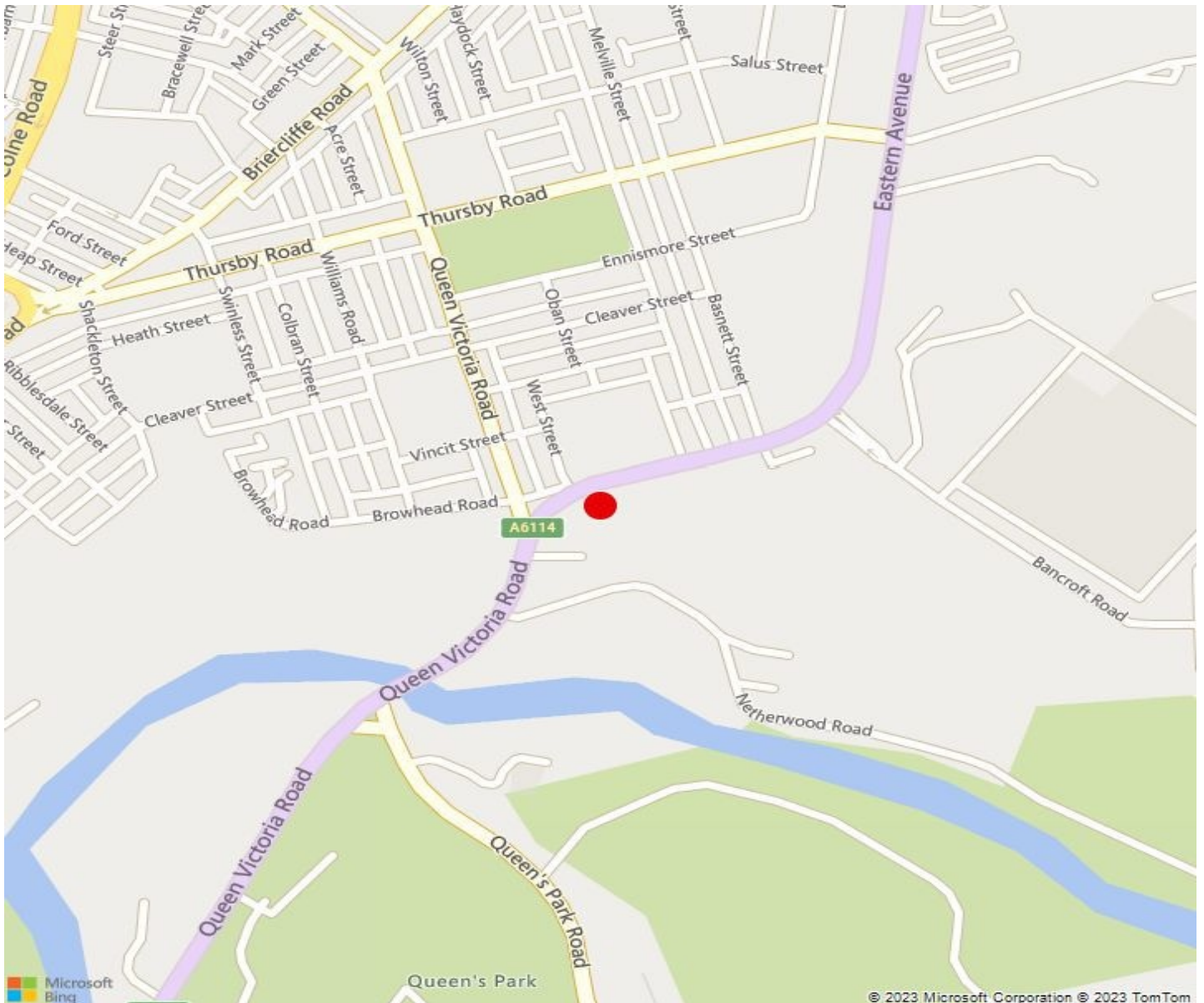
### Services Responsibility

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.

### Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.





## Additional Information

### Viewings

Petty Chartered Surveyors  
The Old Red Lion,  
Manchester Road,  
Burnley,  
BB11 1HH

### 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.

### EPC

An Energy Performance  
Certificate is available upon  
request.

## 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.

