



## Income Producing Office / Industrial Investment Opportunity

### FOR SALE

**PIERCY WORKS  
PIERCY ROAD  
WATERFOOT  
ROSSENDALE  
LANCASHIRE  
BB4 9JW**

**8,891.47 Sq Ft (826.02 Sq M)**

- Mixed use investment premises comprising a self contained, two storey office section and two separate industrial units.
- Current gross rental income of £29,400 per annum with scope to generate circa £42,000 per annum once fully let.
- Modern office accommodation with reception, fully equipped kitchen / shower facilities and car parking.
- Two adjoining industrial units with roller shutter access, good loading facilities and a secure, gated yard.
- Convenient location within short drive of Rawtenstall, with good connections to Burnley, Manchester, Bury and Bolton.

### Location

The property is located just off Burnley Road East approximately one mile north of Waterfoot. Situated in a mixed industrial and residential area, the property is within a short distance drive from Rawtenstall with good transport links to North Manchester, Bury and Bolton via the M66 motorway network.

### Description

A detached property which is split into three sections. The first section comprises a two storey office block of brick construction with steel profile cladding to the roof and upper elevation. Internally, to the ground floor, the accommodation comprises 5 offices, a reception area, kitchenette, and male and female WC facilities. The first floor comprises a further 6 offices, a reception area, a kitchenette, WC and shower facilities. There is an internal staircase connecting both floors however each floor has its own separate entrance. The ground floor entrance being located to the left hand side of the building and the first floor entrance to the right hand side via an external staircase.

Adjoining to the rear are two, self contained industrial units which are accessed via a large concreted, gated yard. Fronting Piercy Road to the left hand side is a second loading area and parking is also available to the front of the office premises.

### Tenancies

Ground Floor Offices: Currently fully let producing a gross rental income of £9,600 p.a.

First Floor Offices: One office is currently tenanted producing a gross rental income of £3,600 p.a.

Industrial Unit 1: Currently let at gross rent of £9,000 p.a.

Industrial Unit 2: Currently let at gross rent of £7,200 p.a.

In addition to the rent, the Tenants are responsible for business rates, utilities, and the buildings insurance which is recharged by the Landlord.

### Accommodation

Ground Floor Offices

Reception, 5 Private Offices, Kitchenette and WC's  
208.46 sq.m 2,243.86 sq.ft

First Floor Offices

Reception, 6 Private Offices, Kitchenette, and WC with shower facilities  
208.46 sq.m 2,243.86 sq.ft

Unit 1

Ground Floor Workshop 234.79 sq.m 2,527.27 sq.ft

Unit 2

Ground Floor Warehouse 174.33 sq.m 1,876.48 sq.ft

GIA 826.04 sq.m (8,891.47 sq.ft)



**Price**

£395,000

**Business Rates**

We are informed by the Valuation Office Agency Website that property has the following Rateable Values per annum (2023/24).

First Floor offices - £7,800

Ground Floor Offices - £6,600

Unit 1 - £8,500

Unit 2 - £7,100

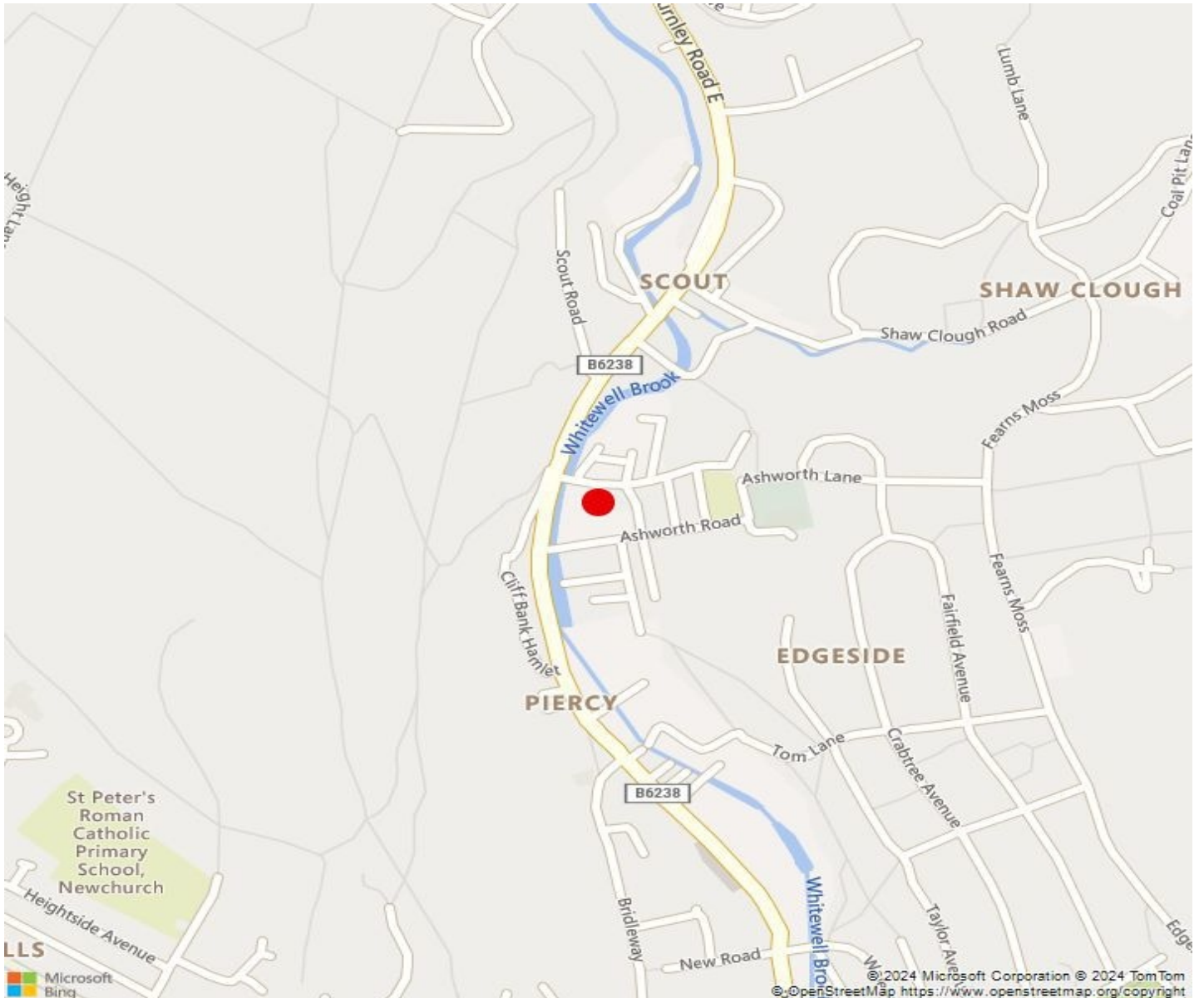
**Services**

The property has the benefit of all mains services including gas fired central heating to the office accommodation.

**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

### Viewings

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

### 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.

