



Workshop / Warehouse Premises with Parking

FOR SALE

**BERCHEN LANE MILL
LENCHES ROAD
COLNE
LANCASHIRE
BB8 8EU**

4,284 Sq Ft (397.98 Sq M)

- Former engineering unit ideal for workshop, manufacturing or storage uses.
- Workshop extending to over 4,200 sq.ft including an office, several store rooms and WC facilities.
- Allocated parking immediately opposite.
- Convenient location within less than 1 mile from Colne Town Centre and a five minute drive from junction 14 of the M65.

Location

Berchen Lane Mill is situated just off Lenches Road, which is within approximately 1 mile from Colne Town Centre and a short drive from junction 14 of the M65 motorway.

Located in an established industrial location close to Calder Mill and the new Spring Gardens Business Park Development, there are a number of other businesses in the nearby vicinity including, Northern Polytunnels, Unbound Brew Co. and Northern Blasting and Restoration.

Description

A single storey workshop of northlight mill construction which has been occupied for many years for engineering use and would suit various workshop, warehousing or light manufacturing uses.

Internally the property comprises a large workshop with an office, various store rooms and WC facilities. The property benefits from three phase electricity supply and solid concrete flooring. Externally, there is a yard immediately opposite which provides allocated parking for up to 5-6 vehicles.

Accommodation

Ground Floor

Workshop, Office, Store rooms, WC 390.42 sq.m 4202.48 Sq.ft



Planning

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

Price

£160,000

Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £7,200 per annum (2024/25). The occupier is likely to benefit from Small Business Rates Relief and should contact Pendle Borough Council on 01282 661661 to confirm.

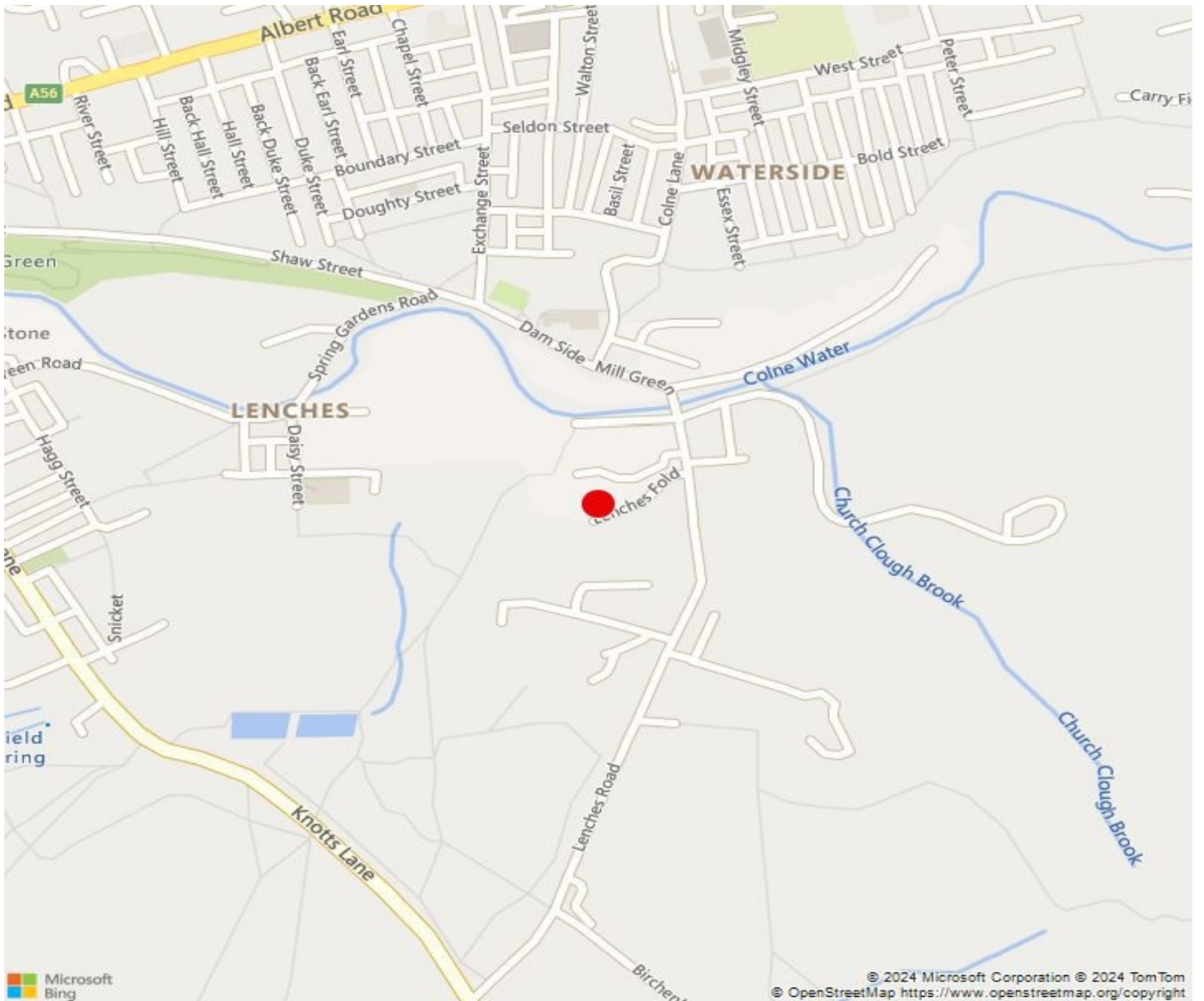
Services

The property has the benefit of mains electricity and water

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

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.

