

**REDUCED**



## DETACHED TWO STOREY WORKSHOP IN ENCLOSED YARD

# FOR SALE

Brandwood Mill  
Back Owen Street  
Accrington  
Lancashire  
BB5 6AU

Size: 297.2 sq.m (3,200 sq.ft)

### Property Information

- **Good sized fully enclosed yard.**
- **Re-roofed within last 10 years.**
- **Three phase electricity and gas supply.**
- **Convenient for Accrington town centre and the motorway networks.**

## LOCATION

The property is situated just off Whalley Road approximately one mile from Accrington town centre and its amenities. Back Owen Street runs parallel to Owen Street approximately a 1/4 mile from the junction with Whalley Road.

## DESCRIPTION

The property comprises of a two storey brick and rendered building with a pitched roof. In addition there is a fully enclosed yard and outbuilding.

The property has been used for a number of years as an engineering workshop and comprises on the ground floor of general workshop accommodation with a store at a lower level. There is access to the first floor by a timber staircase or hoist, this area has been used for additional manufacturing, storage, office and toilet facilities.

## ACCOMMODATION

|              |            |                 |
|--------------|------------|-----------------|
| Ground floor | 148.6 sq.m | (1700.0 sq.ft.) |
| First floor  | 148.6 sq.m | (1700.0 sq.ft.) |

## Gross internal floor area

297.2 sq.m (3200.0 sq.ft.)

## SERVICES

The property benefits from all mains services including a gas supply and three phase electricity.

## 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.

## PLANNING

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

## BUSINESS RATES

We are informed by the Valuation Office Agency website that the property has a Rateable Value of £5,300 per annum (2016/17).

## TENURE

Assumed freehold.

## PRICE

£127,000 (One hundred and Twenty seven thousand pounds).

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

## EPC

An Energy Performance Certificate is available upon request.

## VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

## VIEWING

Petty Chartered Surveyors  
Imperial Chambers, Manchester Road  
Burnley, BB11 1HH

Tel. 01282 456677

commercial@petty.co.uk

www.pettycommercial.co.uk

