



WAREHOUSE UNIT WITH OFFICES

FOR SALE

Unit 13 Forbes Court
Billington Road
Burnley
Lancashire
BB11 5UB

Size: 135 sq.m (1,453.13 sq.ft)

- **Generally open plan warehouse/workshop accommodation.**
- **First floor with mezzanine office, kitchenette and further storage.**
- **Three phase electricity supply.**
- **Close proximity to junction 8 and 9 of the M65 motorway network.**

LOCATION

The property is situated on the popular Billington Road Industrial Estate which is within one mile of junction 8 of the M65 Motorway. Other occupants in the nearby vicinity include, Warburton's, VEKA and AMS Neve.

DESCRIPTION

An inner parade light industrial unit of steel portal frame construction, with corrugated steel cladding to the front elevation and roof. Internally the property comprises an open plan warehouse with WC facilities to the ground floor. To the first floor is a mezzanine comprising a private office and kitchenette together with an additional storage area.

The unit is accessed by a roller shutter door together with a separate personnel access door. Adjacent parking is available to the front of the property.

ACCOMMODATION

Warehouse

WC 83.87 sq.m (902.76 sq.ft)

First Floor

Kitchenette

Office

Mezzanine

Storage 50.87 sq.m (547.56 sq.ft)

GIA 135.00 sq.m (1453.13 sq.ft)

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.

PLANNING

It is the prospective 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 £4,150 per annum (2018/19). The prospective Purchaser's is likely to benefit from Small Business Rates Relief and should contact Burnley Borough Council on 01282 425011 to confirm.

PRICE

£80,000 (eighty 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

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