



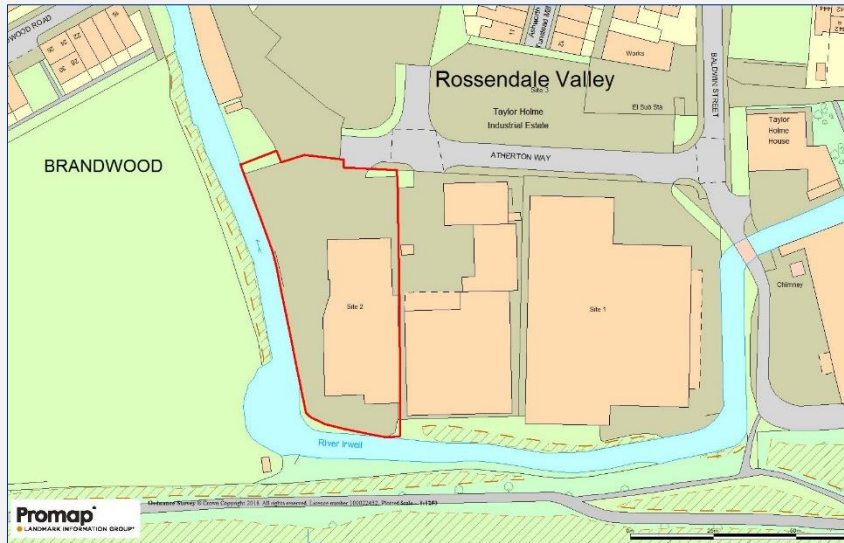
Sanderson
Weatherall

PRICE REDUCED
FOR SALE
INDUSTRIAL / BUSINESS UNIT



IRWELL HOUSE, TAYLOR HOLME INDUSTRIAL ESTATE, ATHERTON WAY, BACUP, OL13 0LE

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Location

The property is situated on Atherton Way on the established Taylor Holme Industrial estate in Bacup, a small town within the Rossendale Valley, approximately 20 miles north of Manchester.

Taylor Holme Ind Est lies just off the A681 Newchurch Road, which connects Rawtenstall with Bacup, located 3 miles west and 2.5 miles north-east respectively.

The A681 Newchurch Road connects with the M66 and M65 motorways and ultimately to the national motorway network.

Description

The unit comprises a modern detached industrial premises suitable for industrial or business use. The original unit dates back to 1989, but has been significantly extended to the rear in the recent past.

The units are of steel portal framework construction, with steel truss construction in part. The frame is clad to the elevations profiled in steel, with an inner protective blockwork leaf to 2 meters height in the older building, and 2.5 meters in height to the recent structure, under profiled steel clad roofs. The unit has a concrete floor throughout. There are 3 roller shutters allowing access to the unit from the original building, with one additional roller shutter used to access the extension unit from the right side.

The extension units include a two-storey office block providing a storage area, a kitchenette, and toilets at ground floor level with a general office and board room at the first floor. To join the original unit to the extension there is a link structure under a profiled steel clad roof, this provides a canteen/mess room and compressor room.

There is a good size yard area to the front and side of the unit, with easy access from Atherton way into the site. The site is accessible only from Atherton Way where there is perimeter fencing and a large gate to allow for access.

Site Area

0.71 Acres (0.29 Hectares).





Accommodation

| Description | Sq M | Sq Ft |
|----------------|--------------|-----------------|
| Workshop | 591.3 | 6,361.5 |
| Link Structure | 86.0 | 925.7 |
| Offices | 139.4 | 1,500.5 |
| Front Section | 318.5 | 3,428 |
| Total | 1,135 | 12,215.7 |

Business Rates

The property is classed in the Business Rates list as 'Factory and Premises' and has a Rateable Value of £26,500.

We recommend that interested parties verify the rating assessment with the local rating authority.

Energy Performance Certificate (EPC)

The asset has an energy efficiency rating of 'C-74'.

A copy of the EPC is available upon request.

Tenure

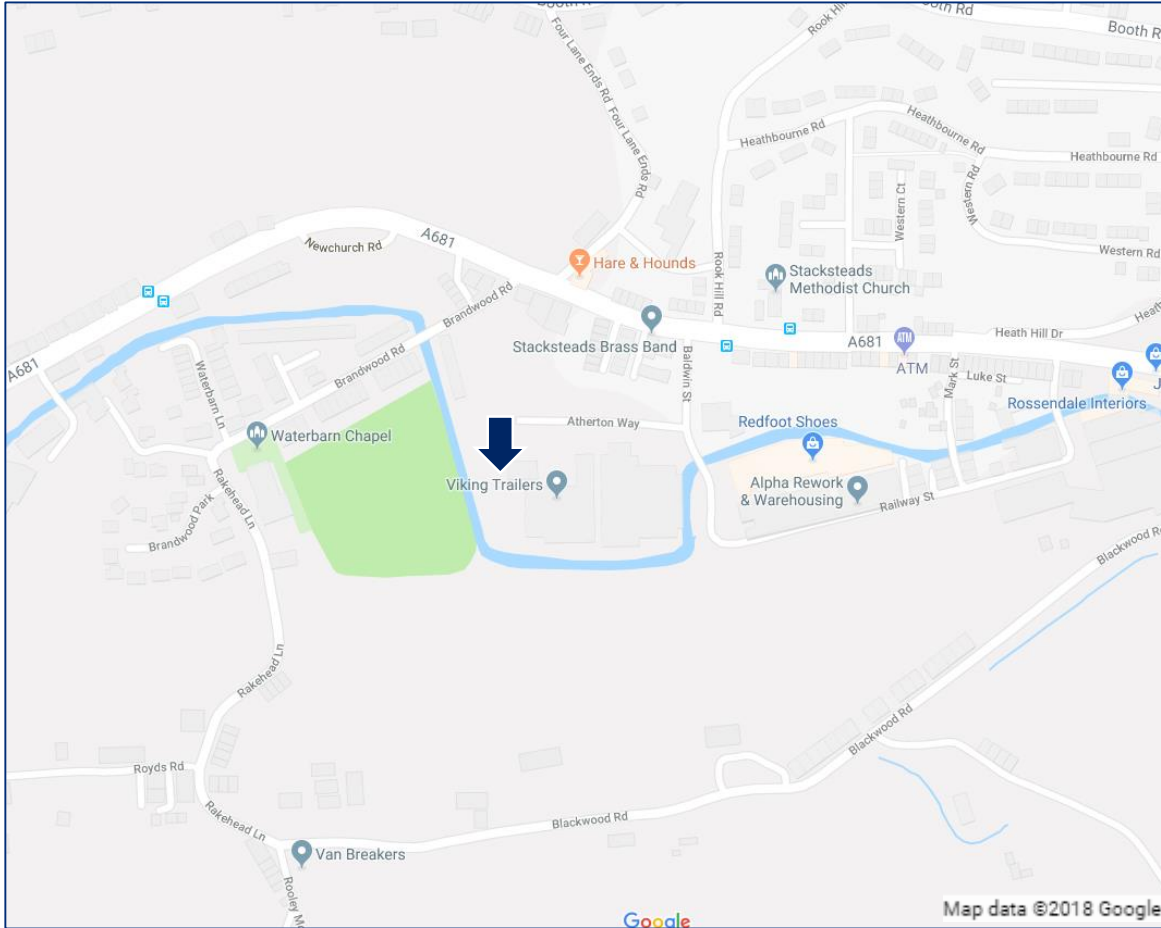
We are advised that the property is held part Freehold (LA850662), and part Long Leasehold (LA624048), on a 125 year lease from 1989 at a rent of £20 per annum.

Guide Price

Offers invited in excess of £385,000, subject to contract.

VAT

VAT may be applicable at the prevailing rate.



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