

# **FOR SALE/TO LET**

## **Substantial Mill Premises**

36,507 sq ft (3,391.50 sq m)



- **Close to town centre**
- **Adjacent to proposed Morrisons Foodstore**
- **Potential for redevelopment S.T.P.**

**Forest Mill, Henrietta Street, Bacup,  
OL13 0AR**

## SITUATION

The property is situated to the east of Market Street, Bacup, fronting the A681 with a frontage to Henrietta Street. Bacup is approximately 4 miles to the east of the A56, which provides access to the M66 motorway.

The premises are adjacent to the site of the proposed Morrisons Foodstore.

## DESCRIPTION

The property comprises the multi-storey section of an original textile mill and is generally of stone elevations, with a smaller single storey extension, a former engine house and a multi storey sprinkler water tower. The floors are a mixture of concrete, flag and timber boarding. The roof is asphalt covered and incorporates roof lights. The rear engine house is of coursed stone construction with a double pitch, single span roof on timber trusses with a blue slate roof cladding. There is a car park to the rear and loading, together with further loading to the Henrietta Street frontage at ground and first floor level.

## ACCOMMODATION

	Sq ft	Sq m
<b>Building No 1</b>		
Ground Floor	13,173	1,223.83
First Floor	11,667	1,083.95
Second Floor	11,667	1,093.95
<b>Total</b>	<b>36,507</b>	<b>3,391.50</b>
<b>Building No 4</b>	<b>Hoist Tower - Not measured</b>	
<b>Building No 5</b>	<b>Chimney base – Not measured</b>	
<b>Total</b>	<b>36,507</b>	<b>3,391.50</b>

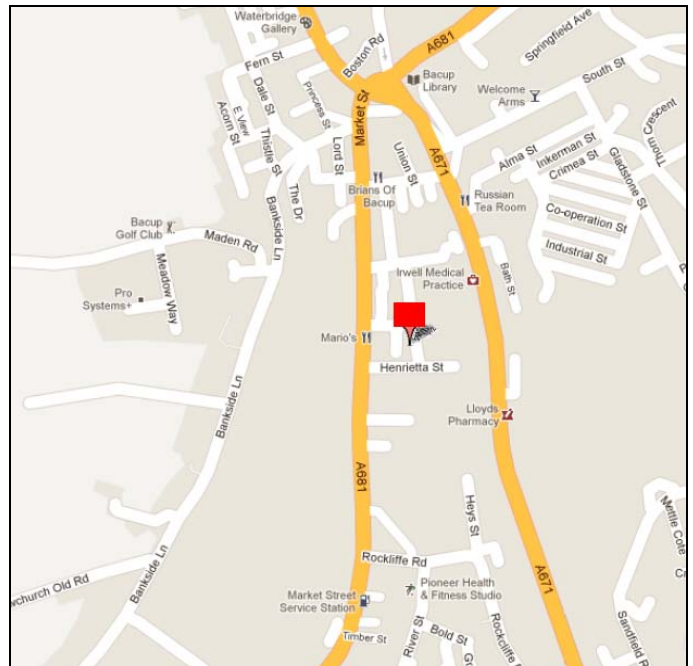
Gross Internal (to be verified)

## TENURE

The premises can be made available either on a freehold or leasehold basis, on terms to be negotiated.

## PRICE / RENT

On application



## EPC

An Energy Performance Certificate can be made available on request.

## BUSINESS RATES

The property is described as "Valley Refrigeration – Warehouse & Premises" and has an adopted rateable value of £31,500.

## VAT

Prices, where quoted, are exclusive of, but may be liable to, VAT.

## VIEWING

By appointment with the sole agent, NOLAN REDSHAW.

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