



MILL AND SCRAP YARD

FOR SALE

Calder Mill
Calder Street
Burnley
Lancashire
BB11 1PQ

- Four storey historic former mill building Grade II Listed
- Close to Burnley town centre and opposite B & M
- Ideal redevelopment site subject to Planning

LOCATION

The property is situated on the edge of Burnley town centre adjacent to the River Calder and sits just off Calder Street with a prominent frontage to Queens Lancashire Way.

DESCRIPTION

The property comprises of a four storey mill building that is constructed of stonework walls under a pitched roof.

The property is Grade II Listed and dates back to approximately 1800.

The property is currently in a derelict condition and does require urgent attention.

There is also a large yard and outbuildings currently trading as a scrap yard business.

ACCOMMODATION

Ground floor	1,810 sq.ft	(168.1 sq.m)
First floor	1,810 sq.ft	(168.1 sq.m)
Second floor	1,810 sq.ft	(168.1 sq.m)
Third floor	1,810 sq.ft	(168.1 sq.m)

Warehouse
including office
and WC

2,353 sq.ft	(218.5 sq.m)
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SERVICES

We understand that all mains services are available.

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. Enquiries regarding alternate uses/redevelopment should be made direct to Burnley Borough Council on 01282 425011.

BUSINESS RATES

To be assessed.

PRICE

Offers are invited to purchase the freehold interest of the site.

SPECIAL NOTE

Potential purchasers are advised that credible plans for retention of the listed mill will be required and approved by Burnley Borough Council ahead of transfer of ownership and that its demolition will be restricted by way of a covenant.

LEGAL COSTS

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

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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