

## **WARTH SAW MILL, BACUP ROAD, ROSSENDALE, BB4 7HB**



**17,974 Sq Ft (1,670.33 Sq M)**

- **FRONTING A681**
- **CLOSE TO WATERFOOT TOWN CENTRE**
- **SUITABLE FOR A NUMBER OF USES**
- **.44 ACRE SITE**



## LOCATION

The premises are situated fronting the A681 Bacup Road in Waterfoot. The A681 provides a direct link to Rawtenstall and thereafter via the A680 to the M66 at Edenfield, which is approximately 4 Miles to the South. The property also has access to Burnley via the B6238 Burnley Road East and Bacup via the A681. The adjacent uses are primarily commercial.

## DESCRIPTION

The property comprises of a small industrial complex, currently used as a saw mill and timber merchants. The construction is primarily traditional, with generally timber framed drying shed structures, with mostly profile steel clad roofs which are single skin. Most of these drying sheds are open sided, with concrete floors. There are also mezzanines and first floor areas.

The saw mill has brick walls; concrete floor and timber framed roof which is under drawn. The roof lights are a mixture of glass and polycarbonate. The second saw mill area is of similar construction. Adjacent to these there is a first floor storage area and ground floor stores and office. Externally there is a significant yard area, which is primarily concrete.

The saw mill contains fully fitted timber working machinery which is available by negotiation.

## ACCOMMODATION

|                   | Sq.ft         | Sq. m           |
|-------------------|---------------|-----------------|
| Offices           | 314           | 29.20           |
| Stores            | 381           | 35.39           |
| Drying Shed 1     | 1,212         | 112.66          |
| Drying Shed 2     | 418           | 38.86           |
| Main Timber Shed  | 6,911         | 642.07          |
| Mezzanine         | 2,976         | 276.53          |
| Saw Mill Area     | 2,449         | 227.57          |
| First Floor       | 1,457         | 135.56          |
| Further Saw Mill  | 1,856         | 172.49          |
| <b>Total Area</b> | <b>17,974</b> | <b>1,670.33</b> |

(Measurements to be confirmed)



## PRICE/RENT

On application.

The business and stock are available by separate negotiation.

## TENURE

We understand the premises are freehold and free from chief rent, but we have not seen the title deeds.

## PLANNING

We understand the property is unallocated, but has potential for alternative use including road side or automotive related uses. Enquiries should be made to Rossendale Borough Council on 01706 217777

## LEGAL FEES

Each party to be responsible for their own legal fees.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



 **0161 763 0828**

## RATES

The premises are described as workshop and premises, with a rateable value of £9,700, under current rates regulations there are no rates payable with regard to this property.

## VAT

Rents and prices where quoted, are exclusive of, but may be liable to VAT at the prevailing rate.

## EPC

An Energy Performance Certificate has not been prepared, as the majority of the premises are not fully enclosed buildings.

## VIEWING

Strictly by appointment with the agents  
NOLAN REDSHAW

Contact: Paul Nolan  
Email: [paul@nolanredshaw.co.uk](mailto:paul@nolanredshaw.co.uk)  
Tel: 0161 763 0822

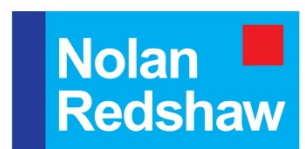
Contact: Jonathan Pickles  
Email: [jonathan@nolanredshaw.co.uk](mailto:jonathan@nolanredshaw.co.uk)  
Tel: 0161 763 0825

## Anti-Money Laundering Regulations

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



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