

# The Old Bakery, Garden Street, Oswaldtwistle, BB5 3LS









# FOR SALE

Use - Industrial

Size - 2,482 Sq ft

Price - £199,950

- Detached Warehouse / Storage Unit
- Good access to the national motorway network
- Rarely available freehold interest
- Close to Oswaldtwistle town centre



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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#### Location

The property is situated close to the centre of Oswaldtwistle, a small town on the edge of Accrington within the Borough of Hyndburn.

Junction 6 of the M65 motorway is approximately 3 miles from the property.

## Description

The property comprises a modern, detached warehouse/storage unit extending to 2,482 sq.ft completed in 2014.

It is of steel portal frame construction with "Bradstone" walls to the front, with rendered gable elevations, under a pitched insulated steel profile roof incorporating translucent roof panels.

The property has the benefit of 2 roller shutter doors, personnel door, an eaves height of 12 ft 3 rising to the central apex, a concrete floor, three-phase power and lighting.

Mains drainage and water are provided to the property albeit w/c and kitchen facilities will need to be installed.

In addition there are two mezzanine floors providing additional storage capacity.

Access to the unit is off Garden Street.

#### Accommodation

We have calculated the gross internal area of the premises to be as follows:

Ground Floor	Warehouse	1952 sq.ft
Mezzanine One	Storage	361 sq.ft
Mezzanine Two	Storage	169 sq.ft
Total		2,482 sq.ft

## Price

£199,950

#### **Tenure**

Understood to be freehold. Further details on request.

#### Rating

The property has a current ratable value of £9,000 and therefore eligible businesses will be able to claim small business rates relief. Further details on request.

### **EPC**

An EPC will be available in due course.

# **Planning**

It is understood that the property has planning consent for storage/warehouse use.

Other uses may be considered, although interested parties are recommended to contact the local planning authority to discuss their proposed uses in greater detail.

#### **VAT**

No VAT

#### Services

It is understood that all mains services are connected to the property. The gas is currently disconnected.

# Money Laundering Regulations

Please note we are now required to carry out customer duediligence on all purchasers once an offer is accepted whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

# Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS Tel: 01254 699 030



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