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

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

## 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 |  | $\mathbf{2 , 4 8 2}$ 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: 01254699030


## www.taylorweaver.co.uk

