

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

**FOR  
SALE**



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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

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

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## 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		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

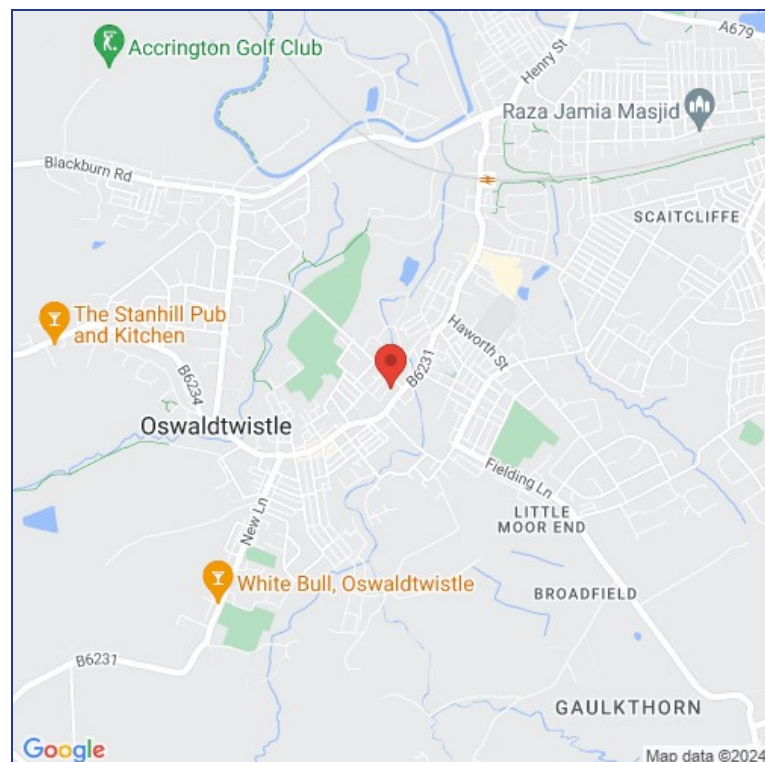
Please note we are now required to carry out customer due-diligence on all purchasers once an offer is accepted whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

### Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

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