

Red Room Interiors Warehouse, Oak Street, Oswaldtwistle, BB5 3JZ



FOR SALE or TO LET

Use - Industrial, Retail

Size - 7,174 Sq ft

Rent - £32,000 p.a. + VAT

Price - £360,000 + VAT

- For Sale / To Let - 7,174 sq. ft. / 666 sq. m.
- Good quality retail warehouse with offices and mezzanine
- Private yard area with dock level loading
- Sold with vacant possession
- Available immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

The premises are situated close to the junction of Oak Street and Union Road in the centre of Oswaldtwistle. Union Road is the main high street running through Oswaldtwistle town centre which lies approximately 2 miles Southwest of Accrington.

The surrounding areas are mixed of established commercial uses along with high density residential properties.

Description

The property comprises a detached retail warehouse extending to 7,174 sq. ft currently occupied by Red Room Interiors Ltd. and used for manufacturing furniture.

The original part of the premises is constructed on a concrete portal frame which was subsequently extended in the year 2000 to the rear.

The exterior of the original building has part corrugated asbestos paneled walls towards the front and side of the property, with the modern extension having insulated metal cladding to the walls with translucent roof panels.

Internally the property is primarily open plan with a workshop with good quality office accommodation on the first floor which extends further to a timber constructed mezzanine which looks over the ground floor of the unit.

The property benefits from a solid concrete floor and internal eaves height of 3 metres.

The offices on the first floor benefit from strip fluorescent lighting, gas central heating, carpeted floors and w.c. & kitchenette facilities.

Externally there is a good sized yard towards the rear of the unit which is accessed from John Street, this leads onto dock level double doors extending to a height of 2.1 metres.

Accommodation

Ground Floor Workshop	342 sq. m.	3,681 sq. ft.
First Floor Office	191.8 sq. m.	2,064 sq. ft.
Mezzanine	132.7 sq. m.	1,429 sq. ft.
Total	666.5 sq. m.	7,174 sq. ft.

Price

£360,000 + VAT

Tenure

Freehold

Rental

£32,000 p.a. + VAT

Legal Costs

Each party will be responsible for their own legal costs involved in the transaction.

Rating

From the Valuation Office Agency rating list, as published on the internet, we are advised that the property is assessed as follows:

Address: Red Room Interiors Limited, Oak Street, Oswaldtwistle, BB5 3JZ

Description: Retail Warehouse and Premises

Rateable Value: £26,000

We estimate the rates payable for 24/25 is £12,975 per annum.

Availability

Available immediately

Services

All mains services are connected to the property,

The property benefits from gas central heating, part air conditioning and hot air blowers.

In addition the property has solar panels.

Viewing

Strictly through sole agents

Taylor Weaver

Tel 01254 699030

Contact James Taylor

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