

Phone: 01282 428486
E-mail: info@whiteacres-property.co.uk
Website: www.whiteacres-property.co.uk



TO LET

- Quality warehouse/workshop unit close to the towns of Rawtenstall and Haslingden
- Excellent connections to the A56 (Haslingden bypass) and the National Motorway Network
- Open plan layout extending to 2,500 sq ft (232.3 sq m)
- No VAT and free business rates for eligible tenants
- Available at competitive rent from the 1st of April 2020



**Unit 5K Ewood Bridge Mill
Manchester Road
Haslingden
BB4 6LB**

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LOCATION

The property is located off Manchester Road (B6527) close to Rossendale Golf Club and both Haslingden and Rawtenstall town centres.

The property is well positioned being close to the Haslingden bypass (A56) with good access to North Manchester and the National Motorway Network.

DESCRIPTION

A rectangular North Light workshop unit in an excellent location close to Haslingden, Rawtenstall and the A56 bypass.

The warehouse is open plan with four stanchions and both new roller shutter door and a personnel door.

The unit benefits from use of shared toilet facilities and access to mains water.

Externally there is a large secure yard providing good car parking and loading facilities.

ACCOMMODATION

The accommodation has been measured on a gross internal basis (excluding toilets and corridors) and extends to the following approximate areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
GIA	17.3m x 13.4m	2,500	232.3

RENT

£710 per calendar month inclusive of buildings insurance.

BOND

A bond equivalent to one month's rent (£710) is to be paid by the tenants and held by the landlord for the term of the lease.

VAT

We have been informed that VAT is not payable in relation to this property.

BUSINESS RATES

We have been verbally informed the rateable value for the property is £5,000.

The prospective tenant is likely to benefit from Small Business Rates Relief and should contact Rossendale Borough Council on 01706 21777 to confirm full details in relation to the Business Rates.

OUTGOINGS

In addition to the rent and any business rates liability the tenants are to be responsible for all services connected to the property, water rates (understood to be £10 per month) and the estate service charge which is currently £80 per month.

SERVICES

We understand the warehouse has the benefit of 3 phase electricity however there is no mains water or gas.

SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify that all services/appliances are safe and in full working order being suitable for purpose and adequate for their needs.

PLANNING

It is the prospective tenant's responsibility to verify that their intended use is acceptable to the local authority.

ENERGY PERFORMANCE CERTIFICATES

A copy of the relevant EPC is available on request.

LEGAL COSTS

The landlords prepare their own in-house agreement for the tenants to sign. The tenants are however recommended to seek their own legal advice in relation to the documents and will be responsible for the cost of this advice.

VIEWING

For further information or to arrange a viewing please

Contact:

Whiteacres

Tel: 01282 428486

Email: info@whiteacres-property.co.uk

Web: www.whiteacres-property.co.uk

BUSINESS RATES BREAKDOWN

Unit 5k Ewood Bridge Mill, Manchester Road, Haslingden, Rossendale, Lancs, BB4 6LD

Current valuation

Other valuations

Similar properties

Description Store and premises

Valuation scheme reference [370645](#)

Local authority Rossendale

Special category code 268G

Local authority reference HS0202N0036A

Effective date 1 April 2017

Base rate £23.19 per m²/unit

Transitional Relief certificate issued No [?](#)

The rateable value is rounded down to

£5,000

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Ground	Store	237.2	£21.49	£5,097
		237.2		£5,097

Total value: **£5,097**