

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

TO LET



UNIT D BEECH INDUSTRIAL ESTATE VALE STREET OFF TODMORDEN ROAD BACUP OL13 9EL

- Drive-in industrial/storage unit.
- Electric and manual roller shutters.
- 2,160 sq.ft.
- Rates Free under the Small Business Rates Relief Scheme.

LOCATION

Beech industrial estate is sign posted off the Todmorden Road (A681) from Bacup town centre. Take the first right on to Tong Lane which leads to Vale Street, Unit D being the first unit on the right.

DESCRIPTION

A single storey end terraced industrial unit of brick construction with a mono pitched insulated roof of profiled sheet metal cladding providing minimum eaves of 4.6m at the front of the unit and 3.17m at the rear. A clear span unit with concrete floor and single partitioned office to the rear and a single w.c. Both a manual and an electric operated roller shutter with 2.96m and height 4.02m from a shared frontal yard.

ACCOMMODATION

Unit D Plus frontal shared yard.	200.66 sq.m.	2,160 sq.ft.
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SERVICES

All mains services are connected including three phase electricity. There is a gas warehouse space heater. It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

RATING

The Valuation office confirm a rateable value of £9,100. A sole occupier would benefit from 100% rates discount subject to small business rating relief. Contact Rossendale Borough Council Commercial Rating 0845 9000 500 to confirm terms.

RENTAL

£6.00 PER SQ.FT. (£1,080 per month plus VAT)

VAT

VAT is charged upon the rental.

INSURANCE

The landlord insures the building and the tenant reimburses.

ENERGY PERFORMANCE CERTIFICATE

The EPC confirms a current Energy rating of E.

LEGAL COSTS

No charge for the landlord's standard agreement.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

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