

LOT 84 - Burnley

Commercial Auction - 24th March 2026

allsop



Freehold Industrial Ground Rent Investment

1 - 8 & 10 - 17 Caroline Court, Billington Road, Burnley, Lancashire, BB11 5UB

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GUIDE PRICE *

£80,000+

Gross Initial Yield 8.06%

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Live Stream (the first lot to be offered at 11.00 am)



Key Features

- Comprising 16 units let on long leases
- Forms part of an established industrial estate
- Occupiers on the estate include Warburtons, The Original Factory Shop and VEKA PLC
- VAT is applicable

Total Current Rent Reserved

£6,450 p.a.

Tenure

Freehold

Location

- ★ Burnley is a market town located 23 miles north of Manchester city centre and 11 miles north-east of Blackburn
- 📍 The town lies immediately south of the M65 motorway, with Junctions 10 & 11 providing access to the national motorway network
- 🚆 Burnley Manchester Road Rail Station provides frequent services to Manchester Victoria (46 mins), Preston (36 mins) and Leeds (1 hr 6 mins)
- 📍 The property is situated on the west side of Billington Road within an established industrial estate
- 🏢 Occupiers close by include Warburtons, The Original Factory Shop and VEKA PLC

VAT - VAT is applicable to this lot.

Allsop

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Schedule

Address	Lease Details	Current Rent (PA)	Next Review / Reversion
Unit 1	Subject to a lease for a term of 500 years from 02.05.2002	£10 p.a.	Reversion 2502
Unit 2	Subject to a lease for a term of 500 years from 22.08.2008	£500 p.a.	Reversion 2508
Unit 3	Subject to a lease for a term of 150 years from 01.01.2006	£520 p.a.	Reversion 2156
Unit 4	Subject to a lease for a term of 250 years from 20.04.2007	£520 p.a.	Reversion 2257
Unit 5	Subject to a lease for a term of 500 years from 15.10.2007	£500 p.a.	Reversion 2507
Unit 6	Subject to a lease for a term of 500 years from 19.08.2008	£250 p.a.	Reversion 2508
Unit 7	Subject to a lease for a term of 150 years from 30.03.2007	£250 p.a.	Reversion 2157
Unit 8	Subject to a lease for a term of 125 years from 09.08.2002	£250 p.a.	Reversion 2127
Unit 10	Subject to a lease for a term of 150 years from 30.03.2007	£250 p.a.	Reversion 2157
Unit 11	Subject to a lease for a term of 125 years from 18.02.2005	£300 p.a.	Reversion 2130
Unit 12	Subject to a lease for a term of 150 years from 26.06.2007	£520 p.a.	Reversion 2130
Unit 13	Subject to a lease for a term of 500 years from 15.10.2007	£500 p.a.	Reversion 2130
Unit 14	Subject to a lease for a term of 500 years from 21.12.2006	£520 p.a.	Reversion 2506
Unit 15-17	Subject to a lease for a term of 125 years from 26.05.2005	£1,560 p.a.	Reversion 2130
		Total £6,450 p.a.	

N.B. Please note the Freeholder insures the property and recovers the cost from the long leaseholders.

Featured 1



Featured 2



Featured 3



Featured 4



Featured 5



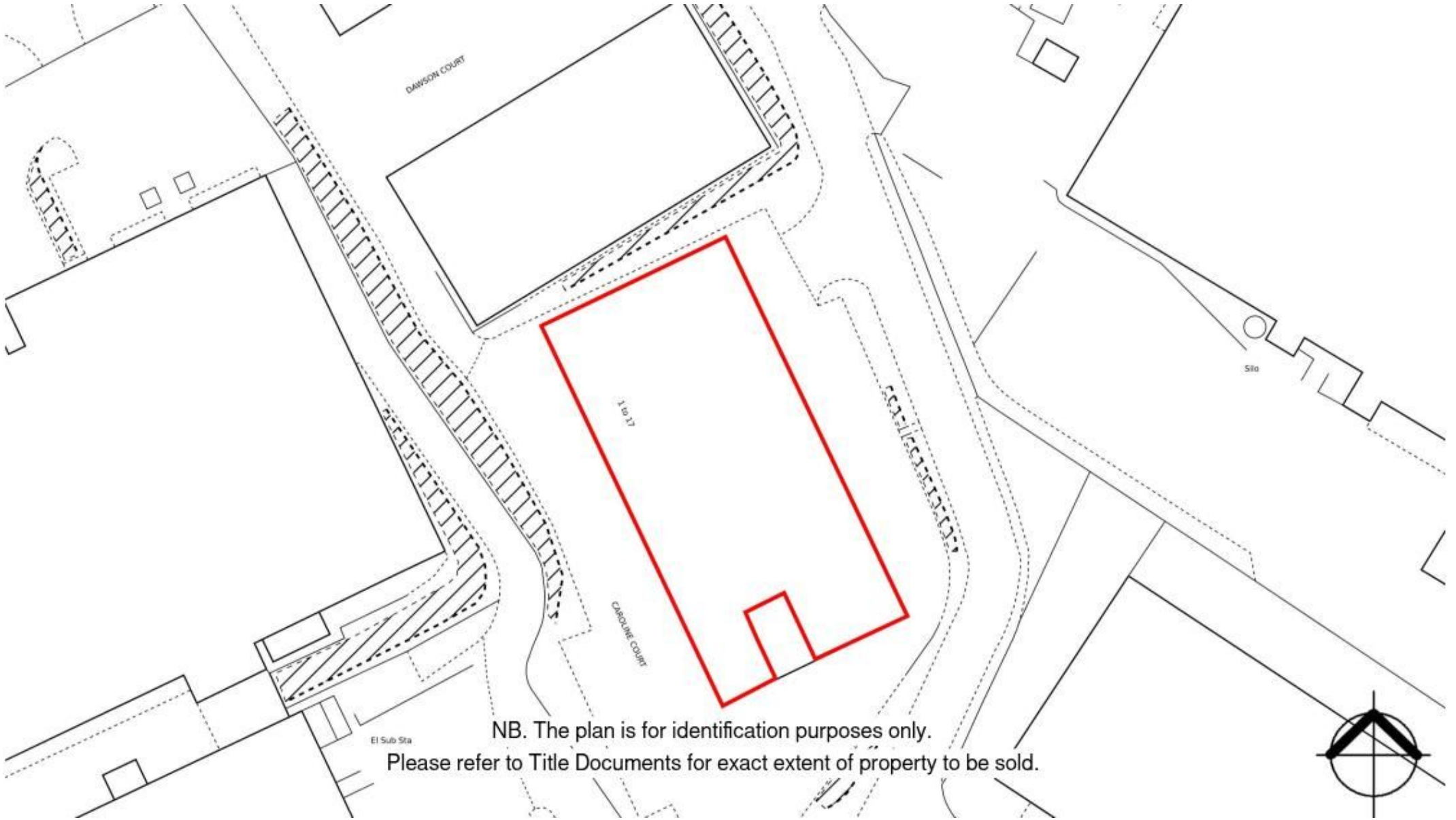
Featured 6



Featured 7



Pro map



NB. The plan is for identification purposes only.
Please refer to Title Documents for exact extent of property to be sold.





Disclaimer

- - -**Important notice - Pre-registration approval to bid, guide prices, reserves, additional charges and other matters**

Pre-registration approval to bid

Allsop now require all bidders who wish to bid at our Auctions to register beforehand. All checks required by current anti-money laundering legislation must be satisfactorily completed as part of this process before prior approval to bid will be given. Please use the links on our website to pre-register.

Following approval to bid, the buyer named in your registration cannot be changed without consent (for which a charge might be made).

Guide Prices

1. A guide price (to include a range of prices), is not an indication of the anticipated eventual selling price or a valuation; it is an indication of the minimum price ("the Reserve") at which (or range of prices within which) the seller might be prepared to sell. The eventual sale price can and frequently does, exceed the guide price.
2. Where a range is given, the Reserve will sit within that range and will not exceed the top end of the range. Where a single figure Guide Price is given, the Reserve will be within 10%, upwards or downwards, of that figure.
3. The guide price may be subject to change up to and including the day of the auction. The latest published guide price (or range of prices) is displayed on our website and you should check the website regularly for updates and on the day of the auction.
4. All guide prices are quoted "subject to contract".
5. Please note the guide price for the Lot does not include:
 - any Buyers' Fee charged by the auctioneers;
 - VAT on the sale price;
 - SDLT or any other Government taxes;
 - additional costs and fees charged by the seller or third parties that might apply to some Lots and/or some buyers.

1. If a guide price is listed as "TBA", it means no guide price has been set at present. Please do not call our office about this - the guide price, or range of prices, will be published online immediately it becomes available and you should check the auction website regularly for updates and on the day of the auction.

Reserve Prices

2. The reserve price is the minimum price at which the Lot can be sold.
3. Whilst every effort is made to ensure that the advertised guide prices are up-to-date, it is possible that the reserve price set for any Lot may exceed the previously quoted guide price. This is because the seller may fix the final reserve price just before the Lot is offered for sale and you should check the website regularly for updates and on the day of the auction.

Buyers' fees, Seller's fees and additional charges

4. For each Lot, a Buyers' Fee is payable on the fall of the hammer to Allsop LLP as follows:
Residential Auctions
 - Lots sold for **£10,000 or more**: Buyers' Fee of **£2,000** inclusive of VAT
 - Lots sold for less than **£10,000**: Buyers' Fee of **£300** inclusive of VATCommercial Auctions
 - All Lots: Buyers Fee £1,500 excluding VAT

1. Additional charges and fees might be charged by the seller and/or other third parties. You are strongly advised to read the Special Conditions of Sale for the Lot prior to bidding to check for any additional charges and fees and to check the addendum which might also (but does not always) contain details of such amounts.

2.

VAT may be chargeable in addition to the sale price for the Lot. The Lot Particulars and/or the Special Conditions of Sale will indicate whether VAT applies.

Other Matters

3. Please note that Lots may be sold or withdrawn at any time prior to auction.
4. Please note that the amount of Bidder Security (payable on application to bid at the auction) and the Buyer's Fee may each be varied from the standard amounts quoted. Please refer to the addendum, the Particulars and/or the conditions of sale.
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