

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

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

TO LET



UNIT 12 FRIENDSHIP MILL WHALLEY ROAD READ BB12 7PN

- Low cost storage/workshop.
- Easy access to Accrington, Great Harwood, Whalley and Clitheroe.
- Junction 8 M65 within two miles.

LOCATION

Friendship Mill is located on the main thoroughfare Whalley Road (A671) on the edge of the village as you leave Read towards Accrington, Citheroe and Whalley. Stuart Fraser Kitchen Showroom fronts the site.

DESCRIPTION

A traditional Northlight Mill split into two individual units with access off a communal corridor 5.13 m width, 3.2 m height. Unit 12 has a single WC, LED lighting and a working height of 3.27 m. Loading through a sliding metal door width 2.73 m, height 2.75 m.

ACCOMMODATION

Unit 12

112.84 sq. m. (1,215 sq. ft.)

Unit length

18.23 m, width 6.19 m

EXTERNALLY

A large shared car park/loading and delivery yard.

SERVICES

Single-phase electricity. There is availability for three-phase electricity. No gas, single WC.

SERVICES RESPONSIBILITY

It is the ingoing tenant's responsibility to verify that all services are suitable for their requirements.

PLANNING

It is the tenant's responsibility to verify that their intended use is acceptable to the local planning authority. Contact Ribble Valley Borough Council 01200 425011.

RATING

The Valuation Office confirms the Rateable Value of £4,950 which under the Small Business Rating Relief Scheme would grant a sole occupier 100% discount on rates payable. Contact Ribble Valley Borough Council to confirm.

TENURE

Leasehold on an internal repairing basis.

RENTAL

£600 per month.

VAT

VAT is not charged on the rental.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy will be available.

LEGAL COSTS

No costs for the landlord's standard agreement.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful tenant will be requested to provide two forms of identification and details of the source of funding.

VIEWING

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

Our Ref: SJ.KC.2607 Email: stephen@tdawson.co.uk



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