# **Detty**

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### LOCK-UP STORAGE UNITS

## TO LET

Broadclough Mill Burnley Road Bacup OL13 8PJ

Size: 871sq.ft to 1,051 sq.ft

- Main road frontage (A671).
- Approximately 5 minute drive to Bacup town centre.
- Burnley approximately 4 miles, Rawtenstall and access onto the M56 approximately 5 miles.
- Good sized car park.

#### LOCATION

Broadclough Mill is situated on Burnley Road (A671) on the outskirts of Bacup town centre. It is identified by the To Let board.

#### DESCRIPTION

The Mill has been split into a number of single storey units, all of which have roller shutter door access off a shared loading bay together with mains electric.

#### ACCOMMODATION AND RENT

Unit 697.61 sq.m1051sq.ft£500 pcmUnit 880.94 sq.m924 sq.ft£475 pcmUnit 985.84 sq.m924 sq.ft£500 pcmUnit1093.48 sq,m1006 sq.ft£525 pcmUnit 1248.63 sq.m523 sq.ft£375 pcmUnit 1592.9 sq.m1000 sq.ft£500 pcm

#### SERVICES

The properties are fitted with mains electricity.

#### SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

#### PLANNING

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

#### **BUSINESS RATES**

We understand that the units benefit from Small Business Rates Relief and as such, Business Rates are not payable.

#### TERMS

The properties are available on flexible terms, including monthly basis.

#### **LEGAL COSTS**

Each Party is to be responsible for their own legal costs incurred.

#### EPC

An Energy Performance Certificate is available upon request.

#### VAT

All Prices quoted may be exclusive of but may be subject to VAT at the prevailing rate.

#### VIEWING – By appointment

Petty Chartered Surveyors Suite 3, Empire Business Centre 2 Empire Way Off Liverpool Road Burnley BB12 6HH

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