



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 6	97.61 sq.m	1051sq.ft	£500 pcm
Unit 8	80.94 sq.m	924 sq.ft	£475 pcm
Unit 9	85.84 sq.m	924 sq.ft	£500 pcm
Unit10	93.48 sq,m	1006 sq.ft	£525 pcm
Unit 12	48.63 sq.m	523 sq.ft	£375 pcm
Unit 15	92.9 sq.m	1000 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
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