

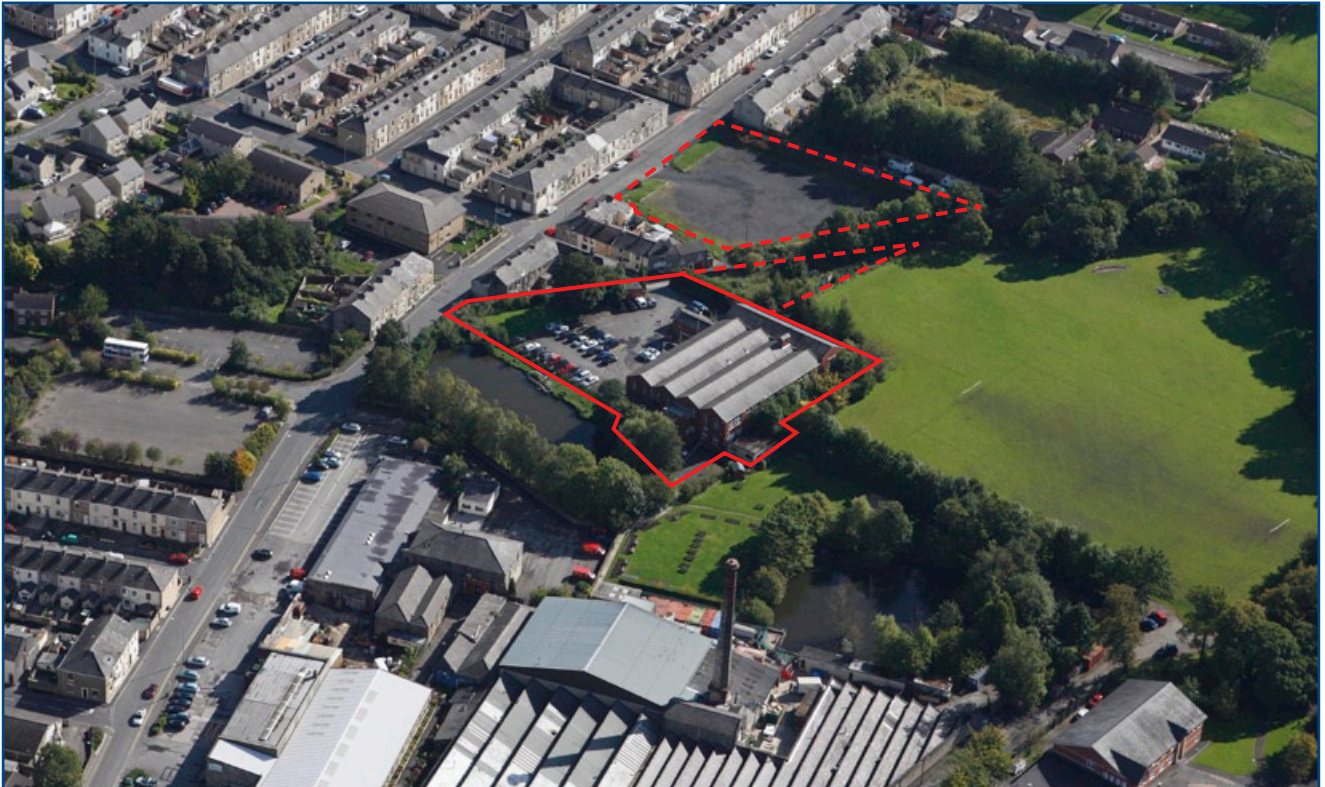
FOR SALE

Business and Conference Centre

2,460.33 sq.m. (26,482 sq.ft.)

Part Let/Available for owner occupation

Optional development land



**Clifton Mill, Pickup Street, Oswaldtwistle,
Accrington, Lancashire BB5 0EY**

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Location

The property is situated at the end of Pickup Street, which is a cul-de-sac off Moscow Mill Street, approximately 1 mile south west of Accrington town centre and 1.5 miles south of Junction 7 of M65 Motorway. The adjoining properties are a mixture of industrial, retail and terraced housing, with the Oswaldtwistle Mills Shopping Village on the adjoining site to the north west.

Description

The premises contain primarily a two storey former Mill Building with an adjoining two storey toilet block, single storey offices and loading bays with a Portacabin office extension at the rear.

The buildings are primarily of brick construction with blue slate roof, timber framed windows at ground floor level and double glazed pvc framed windows at first floor.

The building has the benefit of a sprinkler system and the main block is centrally heated.

The ground floor comprises of perimeter offices with a central showroom area. Single storey buildings provide loading bay facilities, plant room and stores.

The first floor similarly contains perimeter offices with a central showroom area.

A tarmacadamed yard provides car parking facilities for 55 cars.

Adjoining the Clifton Mill site against the south east elevation is a small triangular shaped area of land with a frontage to Coal Pit Lane.

Also available is the Coach Park fronting Spring Hill Road used to serve the Oswaldtwistle Mills Shopping Village.

Site Areas -

Main Clifton Mill Site	0.47 hectares (1.15 acres)
Triangular Land	0.02 hectares (0.05 acres)
Spring Hill Road Coach Park	0.32 hectares (0.79 acres)

Accommodation & Dimensions

Description		M ²	Ft ²
Ground Floor	Offices/Showroom Loading Bays/Boiler Room Portacabin Offices	1,339.63	14,419
First Floor	Offices/Showroom	1,120.70	12,063
Total		2,460.33	26,482

Business Rates

The property has a rateable value of £31,250 under the 2010 Rating List, with rates payable for 2010-11 of £14,697.14.

Planning

Prior to 2009 Clifton Mill was a headquarters building used primarily for Manufacturing, Storage, Sales Showroom and Office purposes. More recently the ground floor Showroom and Offices have been marketed as a Conference Centre and Office Suites. Planning permission was granted on the 9th October 2009 for a change of use of part of Clifton Mill into a Designer Maker Centre which also included permission for a new vehicular access through the Coach Park on Spring Hill Road.

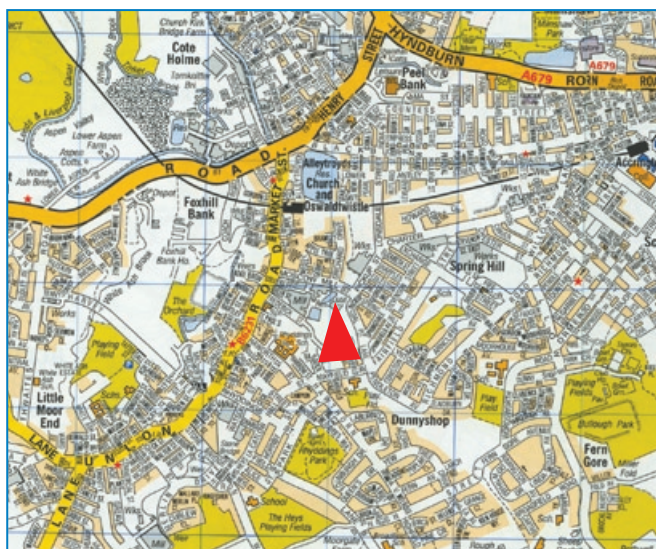
Planning permission has been granted for residential development in the past for the site fronting Spring Hill Road and on the 16th July 2003 permission was given for the current use as a Coach Park.

Parties interested in alternative uses should make their own enquiries with the Planning Department at Hyndburn Borough Council.

Tenure

We understand the property is owned partly on a freehold basis and partly on a long leasehold (virtual freehold) basis.

The majority of the ground floor is let out under serviced licence agreements managed by Oswaldtwistle Mills Limited. Current gross income £70,000 per annum. Fully occupied the potential gross income for the ground floor is £106,000 per annum. The first floor is vacant with a potential further net income of £50,000 per annum.



Asking Price

Clifton Mill is available for purchase in isolation with an asking price of £750,000 subject to contract. The Coach Park and triangular area of land are also available and offers are invited from interested parties.

VAT

VAT may be payable on figures quoted in these particulars.

Legal Costs

Each party to bear its own legal costs.

Viewings

Strictly by appointment with joint agents Salisbury Hamer/Trevor Dawson and Co.

Contacts

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