

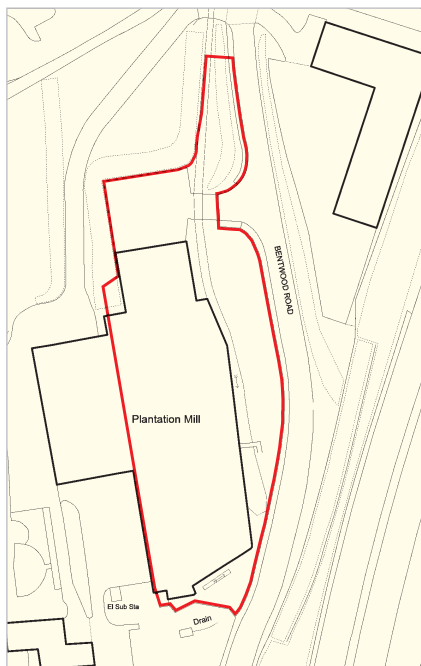
Haslingden **1 Carrs Industrial** **Estate** **Bentwood Road** **Rossendale** **BB4 5EJ**

- **Freehold Industrial Investment**
- Located within easy reach of M66 and M65
- Fixed rental uplift 2015
- Accommodation totalling 3,025.3 sq m (32,564 sq ft)
- Site area 0.583 hectares (1.440 acres)
- Current Rent Reserved

£51,000 pa
Rising to £68,000 in
2015

On the Instructions of a
Pension Fund

SIX WEEK COMPLETION
AVAILABLE



Tenure

Freehold.

Location

Haslingden is an historic and attractive market town located in Rossendale approximately 8 miles to the south-east of Blackburn, 11 miles north of Bolton. The town is well served by the A56 which itself provides access to Junction 1 of the M66, some 6 miles to the south.

The property is situated on the west side of Bentwood Road within the Carrs Industrial Estate, immediately to the west of A56 bypass. Occupiers close by include Advanced Colours and Chemicals, Flexipol, Driver Group, Texecom and Cassons.

Description

The property is arranged on ground and part first floor to provide an industrial unit to the ground floor together with integrated office and ancillary accommodation over part ground and part first floor to the south of the property. There is a steel framed warehouse addition to the northern flank of the property. The property is situated on a secure site of 0.583 hectares (1.440 acres) which benefits from on-site car parking and loading facilities.

The property provides the following accommodation and dimensions:

Ground Floor	2,956.8 sq m	(31,827 sq ft)
First Floor	68.5 sq m	(737 sq ft)
Total	3,025.3 sq m	(32,564 sq ft)

Measurements taken from www.2010.voa.gov.uk

Tenancy

The entire property is at present let to FOREMOST FURNITURE LTD for a term of 5 years from 1st September 2011 at a current rent of £51,000 per annum. There is a fixed uplift in 2015 to £68,000 pa.

Tenant Information

Foremost Furniture Limited.

Website Address: www.foremost-furniture.co.uk

VAT

Please refer to the Special Conditions of Sale.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 180 Band G (Copy available on website).

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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