

**FOR SALE**  
**Due To Relocation**  
**Detached single-storey industrial premises**

**1,531sq m (16,484 sq ft)**  
**Site area approximately 0.69 hectares (1.71 acres)**



**STATION ROAD, FACIT, WHITWORTH, ROCHDALE OL12 8LJ**

- Modern single-storey detached industrial premises
- Good quality accommodation including air-conditioned offices
- Attractive location
- Large site offering potential for extension

**01706 638341** [info@boltonmarshall.co.uk](mailto:info@boltonmarshall.co.uk) [www.boltonmarshall.co.uk](http://www.boltonmarshall.co.uk)

## Description

The property comprises detached single-storey industrial premises with good quality integral offices believed to have been constructed around 1970.

It occupies a level, broadly rectangular shaped site extending to 0.69 hectares (1.71 acres).

The main building is of concrete portal framed construction with an internal eaves height of 2.9m, enclosed with part rendered cavity brickwork, beneath a replacement metal deck roof.

A rear workshop extension is of steel portal framed construction with an internal eaves height of 3.25m enclosed with cavity brickwork beneath a corrugated asbestos sheet roof.

Offices to the front and left hand side are of cavity brickwork, beneath flat and pitched corrugated asbestos sheet roofs.

There are steel roller shutter loading doors to the rear elevation.

## Location

Location is in the Facit area of Whitworth at the end of Station road which is accessed from Market Street (A671) the main arterial route linking Rochdale and Rossendale.

Whitworth lies approximately 3 miles to the south of Bacup with Rochdale approximately 4 miles distant. The M62 can be accessed within 10 miles via Rochdale.

## Accommodation

Main workshop	1,027.62 sq m	11,062 sq ft
Smaller side workshop	188.12 sq m	2,025 sq ft
Canteen	44.64 sq m	480 sq ft
Offices	271.00 sq m	2,917 sq ft
<b>Total GIA</b>	<b>1,531.28 sq m</b>	<b>16,484 sq ft</b>

## Externally

Front and side car-parks with space for up to 35 vehicles

Side roadway

Rear yard/service area

## Services

All mains services (except gas) are connected.

Oil fired central heating installed to the offices, whilst there are oil fired warm-air heaters to the factory, warehouse and rear workshop.

Air-conditioning units are also installed to the offices.

**Bolton Marshall**  
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9-13 Silver St, Bury, BL9 0EU

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## Tenure

Freehold (subject to confirmation by vendor's Solicitor).

## Rateable Value

**£52,000.**

## Possession

Our clients are relocating from the property and vacant possession is likely to be available in early 2019. Consideration will be given to sale of the property and short term lease back from the current occupier, alternatively early exchange with a long stop date for completion upon vacant possession will be agreed.

## Price

**£645,000.**

## VAT

If applicable VAT will be charged at the current prevailing rate.

## Viewing

Strictly by appointment with the Joint Agents, Bolton Marshall, Victoria Buildings, 9-13 Silver Street, Bury BL9 0EU. Telephone 01706 638341. By appointment with this office on 01706 638341 or contact Joe Ainscough 07535 516113 [ja@longdencook.com](mailto:ja@longdencook.com) and

Trevor Dawson, The Portal, Bridgewater Close, Network 65 Business Park, Burnley BB11 5TT. Tel 01254 681133. Contact Michael Cavanagh. Email: [Michael@tdawson.co.uk](mailto:Michael@tdawson.co.uk)

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