

# TO LET

EMPRESS  
SAWMILLS,  
CLITHEROE  
ROAD,  
CHATBURN,  
CLITHEROE,  
LANCASHIRE  
BB7 4JY

5,730 sq m  
61,678 sq ft

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## LOCATION

The property is located on Pendle Trading Estate in Chatburn, ideally situated 13 miles north east of Blackburn and 16 miles west of Skipton. Pendle Trading Estate is conveniently located within close proximity to the A59 providing excellent access to various network links.

What3words -  
///cartoons.skies.marzipan

## DESCRIPTION

The property is ideally situated off Pendle Trading Estate in Chatburn and briefly comprises a spacious open yard with steel portal frame building extending to 590 sq mtrs (6,350 sq ft).

The Empress Sawmills site was previously utilised for Class B uses. Any proposed use that falls outside of this use class will require permission from the local planning authority.

Externally, the site comprises a level surface yard laid in majority to tarmac with designated silo areas, offering ample space suitable for external storage.

## ACCOMMODATION

Name	Size
<b>Total</b>	<b>5,730 sq m (61,678 sq ft)</b>

## TERMS

The property is available by way of a new effective full repairing and insuring lease on terms to be agreed.

## RENT

Rent quoted exclusive of outgoings and VAT.

## RATEABLE VALUE

Current: £42,700

Rates Payable: £21,307.30

## LEGAL COSTS

Each party to be responsible for the payment of their own legal costs.

## VAT

The property is VAT elected.

## VIEWING

All enquiries and viewings are strictly by appointment only through Carter Jonas LLP.



## CONTACT

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## IMPORTANT INFORMATION

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