

REDUCED



DOUBLE FRONTED RETAIL PREMISES IN PROMINENT TOWN CENTRE LOCATION

FOR SALE

22 Scotland Road
Nelson
BB9 7UU

Size: 140 sq.m (1,503 sq.ft)

- Prominent retail trading position in town centre location.
- Double fronted shop with roller shutter door security.
- Pedestrianised location with good level of footfall.
- Suitable for a variety of uses subject to obtaining necessary planning consent.

LOCATION

The property is situated on Scotland Road close to its junction with Manchester Road. Situated in a prominent location, benefiting from a good level of passing trade, other occupants in the immediate vicinity include Costa Coffee, Boots and a variety of independent retailers and other professional users. Junction 13 of the M65 motorway is within a five minute drive.

DESCRIPTION

A mid parade retail premises of stone construction beneath a pitched slate roof.

The accommodation is arranged over three storeys, comprising an open plan sales area to the ground floor, together with a rear office. The first floor comprises two storage rooms and WC facilities. A further two store rooms are available to the basement.

The ground floor has the benefit of a double fronted display window with roller shutter door security. Externally loading is available to the rear of the property via Pollard Street.

ACCOMMODATION

Ground Floor

Sales area 35.34 sq.m 380.4 sq.ft

Office / kitchen 15.64 sq.m 168.34 sq.ft

First Floor

Store room 1 20.1 sq.m 216.35 sq.ft

Store room 2 15.26 sq.m 164.25 sq.ft

WC 4.03 sq.m 42.16 sq.ft

Landing 6.9 sq.m 74.27 sq.ft

Lower Ground Floor

Basement storage 42.36 sq.m 455.96 sq.ft

GIA 140.0 sq.m 1,503.00 sq.ft

SERVICES

The property has the benefit of mains electricity and water.

SERVICES RESPONSIBILITY

It is the prospective purchaser'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 purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

BUSINESS RATES

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £5,400 per annum (2021/22). Small Business Rates Relief is likely to be available and parties should contact Pendle Borough Council on 01282 661 661 to confirm.

PRICE

£88,500 (eighty eight thousand five hundred pounds) ONO.

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

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