



www.pettycommercial.co.uk



# 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.

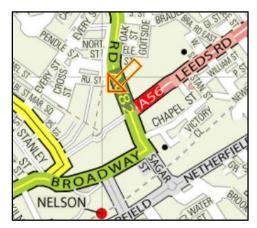
#### **VAT**

All Prices quoted may be exclusive of but may be subject to VAT at the prevailing rate.

#### **VIEWING**

Petty Chartered Surveyors Imperial Chambers, Manchester Road Burnley, BB11 1HH

Tel. 01282 456677 commercial@petty.co.uk www.pettycommercial.co.uk



### www.pettycommercial.co.uk











Petty Chartered Surveyors (and their joint agents where applicable) for themselves and the Vendors or Lessors of this property for whom they act give notice that; 1) These particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract. 2) Petty Chartered Surveyors cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy. 3) No employee of Petty Chartered Surveyors (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract, whatever in relation to the property. 4) Prices/rents quoted in these particulars may be subject to V.A.T in addition. 5) Petty Chartered Surveyors will not be liable in negligence or otherwise for any loss arising from the use of these particulars. 1114