

TO LET

**WITHIN A PRESTIGIOUS TOWN CENTRE BUSINESS CENTRE DEVELOPMENT
ADJACENT TO
NEW AGE CONCERN REGIONAL SHOP AND HEAD OFFICE**

99.96 SQ.M. (1,076 SQ.FT.)



**MARKET STREET
NELSON
LANCASHIRE
BB9 7LJ**

LOCATION

Situated within Nelson town centre adjacent to the main retail core. The development is located on Market Street opposite Nelson Town Hall and will comprise approximately 50,000 sq.ft. of offices with ground floor retail units on Market Street.

ACCOMMODATION

UNIT THREE 99.96 SQ.M. (1,076 SQ.FT.)

The area quoted is gross internal and the unit will be provided to developer shell specification with shop front installed.

SERVICES

All mains services will be available.

SERVICES RESPONSIBILITY

It is a prospective tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

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

RATING

The premises will have to be assessed upon occupation. An estimate can be provided if required.

RENTAL

£10 PER SQ.FT.

The rental will be payable quarterly in advance and is quoted exclusive of VAT

LEASE TERMS

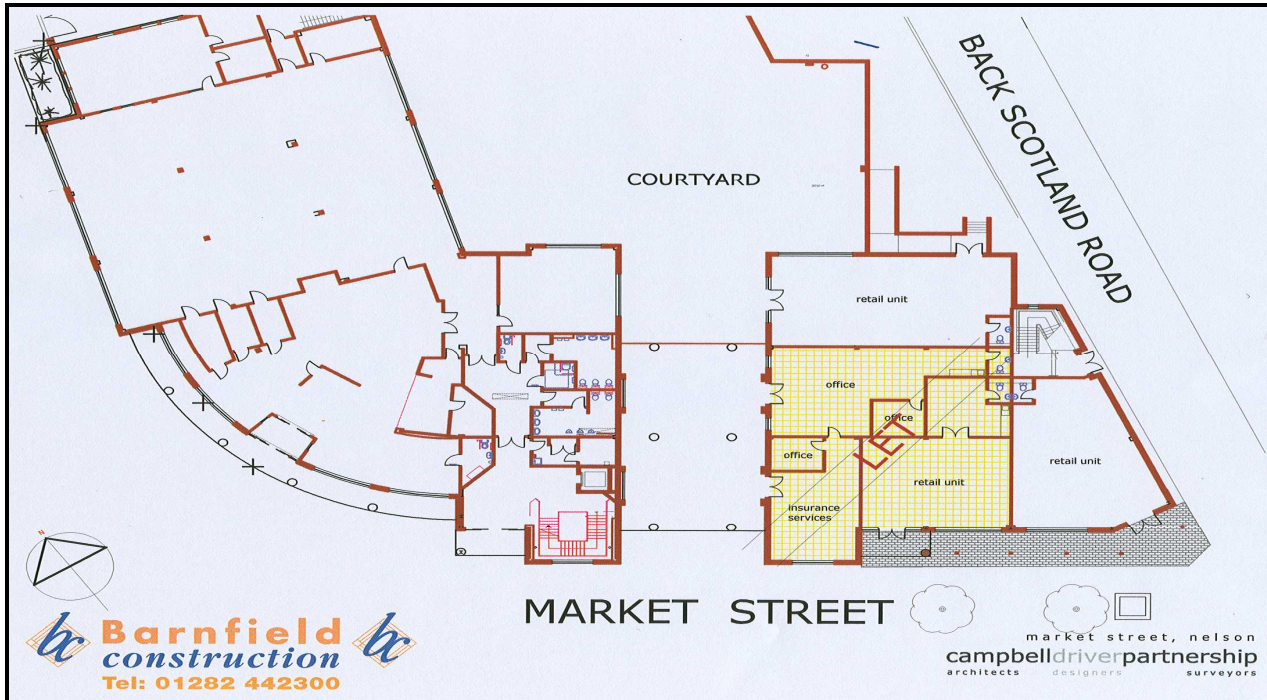
The unit is available by way of effective full repairing and insuring leases for a term of years to be agreed incorporating rent reviews at appropriate intervals.

LEGAL COSTS

Each party to be responsible for their own costs incurred in the transaction.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON & COMPANY, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



**TREVOR
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