



## PROMINENT TOWN CENTRE RETAIL PREMISES

### FOR SALE

11 Scotland Road  
Nelson  
Lancashire  
BB9 7UT

Size: 161 sq.m (1,733 sq.ft)

- Prominent retail trading position in town centre location.
- Pedestrianised location with excellent footfall.
- Two storey accommodation suitable for variety of uses, subject to obtaining the necessary planning consent.

## LOCATION

The property is situated on Scotland Road in Nelson town centre close to its junction with Manchester Road. Other occupants in the immediate vicinity include a mixture of retail and professional users, with junction 13 of the M65 being within close proximity.

## DESCRIPTION

A mid parade retail premises comprising spacious retail accommodation and changing rooms to the ground floor, together with additional storage accommodation to the first floor. The ground floor offers a full display window with electric roller shutter security. To the rear is a store with loading from back Scotland Road.

## ACCOMMODATION

### Ground Floor

Sales area	65.1 sq.m	(700.9 sq.ft)
Changing rooms	10 sq.m	(108 sq.ft)
Utility	5.85 sq.m	(63 sq.ft)

### First Floor

Former showroom	38.6 sq.m	(416.00 sq.ft)
Back office	21.29 sq.m	(228.2 sq.ft)
Rear store	10.86 sq.m	(117.00 sq.ft)
WC	9.29 sq.m	(100 sq.ft)

**GIA 161.00 sq.m (1,733.00 sq.ft)**

## SERVICES

The property benefits from all mains services.

## 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 £6,200 per annum (2017/18). The prospective purchaser may benefit from small business rates relief and should contact Pendle Borough Council on 01282 661661 to confirm.

## PRICE

£87,500 (Eighty seven thousand five hundred pounds).

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

## EPC

An Energy Performance Certificate is available upon request.

## VAT

VAT is not applicable.

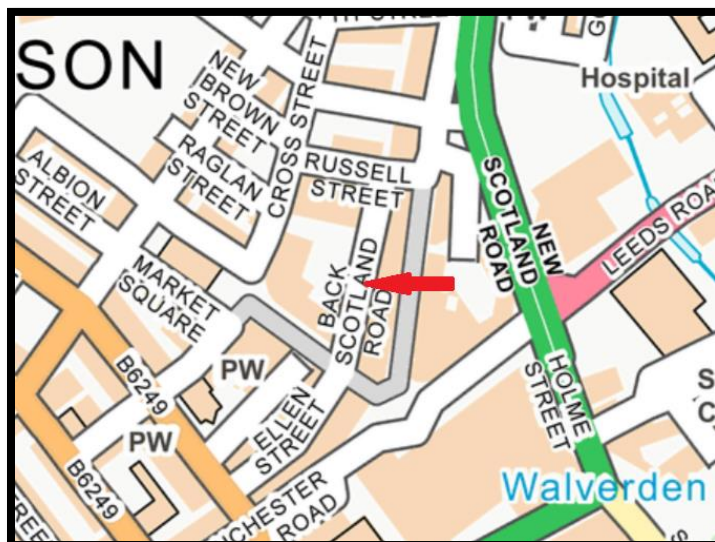
## VIEWING

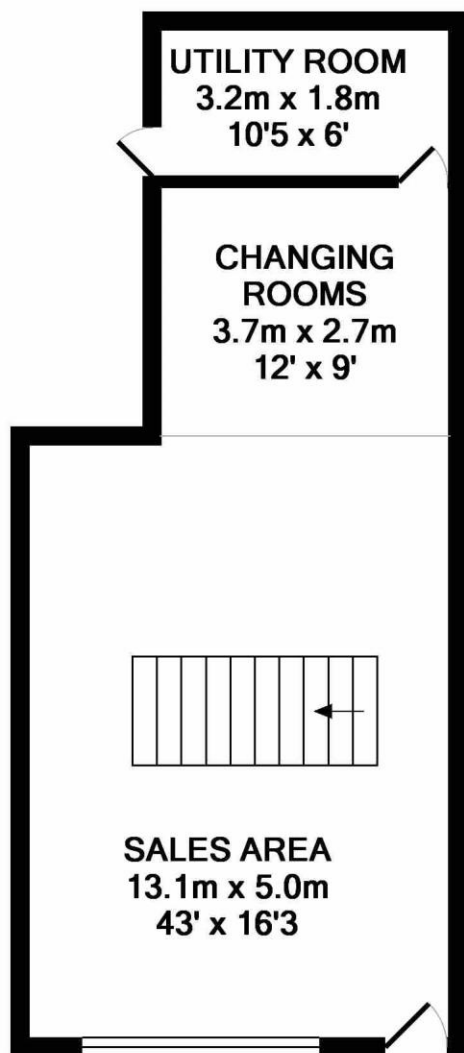
Petty Chartered Surveyors  
Imperial Chambers, Manchester Road  
Burnley, BB11 1HH

Tel. 01282 456677

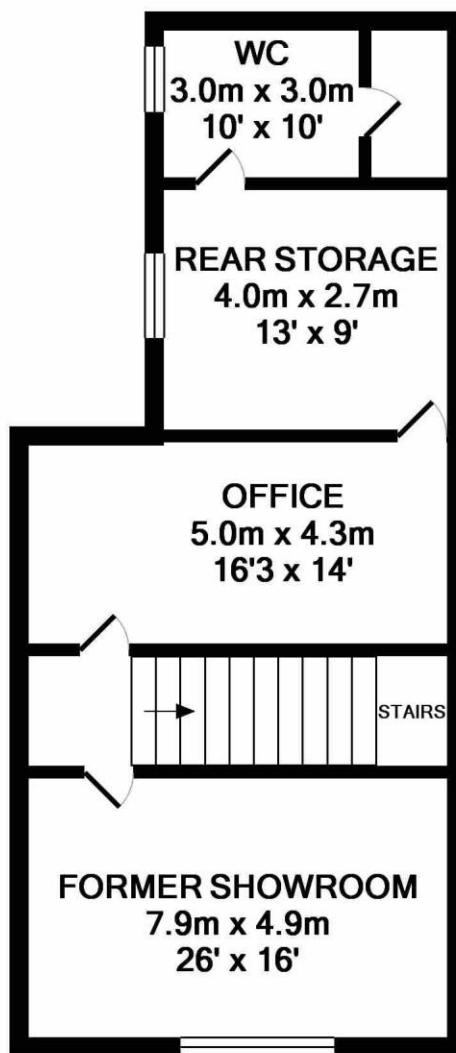
commercial@petty.co.uk

www.pettycommercial.co.uk





GROUND FLOOR



1ST FLOOR

**TOTAL APPROX. FLOOR AREA 161.0 SQ.M. (1733 SQ.FT.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2017