



PROMINENT TOWN CENTRE RETAIL PREMISES

For Sale/ May Let

11 Scotland Road
Nelson
Lancashire
BB9 7UT

1,743 sq.ft (162 sq.m)

Property Information

- Prominent retail trading position
- Town centre location
- Pedestrianised zone
- Two storey accommodation suitable for a variety of users, subject to obtaining the necessary Planning Permissions

LOCATION

The property is situated on Scotland Road in Nelson town centre close to its junction with Manchester Road. Other retailers nearby include Altham Travel and Iceland Frozen Foods.

DESCRIPTION

The property benefits from an excellent ground floor retail sales area with substantial storage accommodation to the first floor, together with additional storage in the attic. The ground floor offers a full display window with internal security shutter, to the rear is a store with loading from the rear street.

The first floor offers storage accommodation and toilet facilities with attic access.

ACCOMMODATION

Ground Floor

Sales area	750.5 sq.ft	(69.72 sq.m)
Rear store	112.7 sq.ft	(10.47 sq.m)

First Floor

Former Showroom	420 sq.ft	(39.01 sq.m)
Back office	229.35 sq.ft	(21.3 sq.m)
Rear store	120 sq.ft	(11.14 sq.m)
Storage and WC	11.24 sq.ft	(10.33 sq.m)

PRICE

£99,950.00 (Ninety nine thousand, nine hundred and fifty pounds).

TERMS

Our client would also consider letting the property on a new lease for a term to be agreed.

SERVICES

The property benefits from all mains services.

SERVICES RESPONSIBILITY

It is the prospective purchaser/tenants responsibility to verify that all appliances, services and systems are in working order and are of adequate capacity and suitable for their purpose.

BUSINESS RATES

We are informed by the Valuation Office Agency website that the property has a Rateable Value of £6,100 (2013/14).

EPC

An Energy Performance Certificate is available upon request.

LEGAL COSTS

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

VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

VIEWING

Petty Chartered Surveyors

Imperial Chambers

Manchester Road

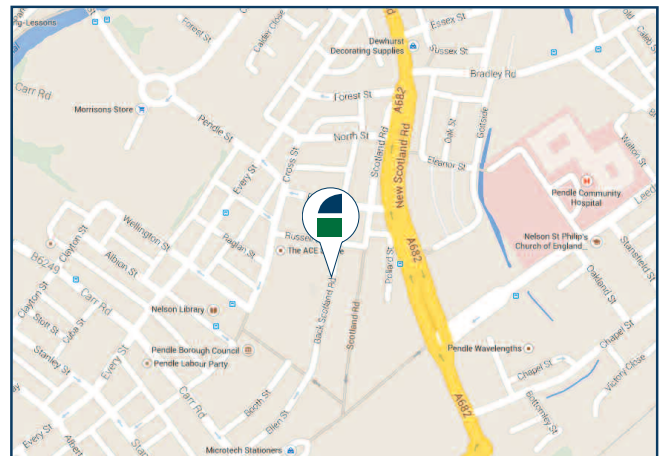
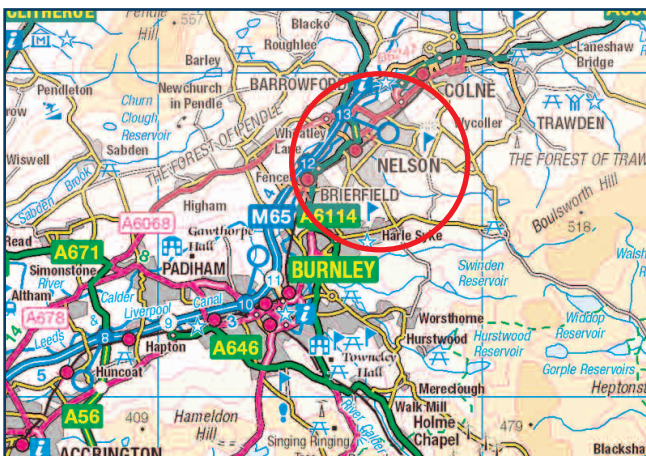
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