



## SUBSTANTIAL TWO STOREY PREMISES SUITABLE FOR VARIOUS USES

### TO LET / MAY SELL

Chapel Buildings  
Elizabeth Street  
Nelson  
Lancashire  
BB9 7YA

Size: 504 sq.m - 5425 sq.ft

- **Open Plan, two storey accommodation suitable for a variety of uses subject to planning.**
- **Roller shutter loading facilities with separate personnel entrance.**
- **In close proximity to junction 13 of M65.**
- **Additional office accommodation.**

## LOCATION

The property is situated in a predominantly residential area on Elizabeth Street, which is in close proximity to Scotland Road, the main arterial route leading into Nelson town centre. The property is also within a short distance from junction 13 of the M65.

## DESCRIPTION

A detached, two storey stone built property with a single storey extension to the rear. The ground floor provides a mainly open plan workshop area with two private offices to the side and rear. To the front there is a dispatch area with roller shutter access. The first floor comprises an open plan room together with a canteen and male and female WC facilities. Additional storage is available to the basement.

## ACCOMMODATION

Ground floor	224.94 sq.m	2421.02 sq.ft
First floor	181.73 sq.m	1956.12 sq.ft
Basement	97.31 sq.m	1047.44 sq.ft
<b>GIA</b>	<b>503.98 sq.m</b>	<b>5424.76 sq.ft</b>

## SERVICES

The property has the benefit of mains electricity and water.

## SERVICES RESPONSIBILITY

It is the prospective Tenant'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 Tenant'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 the property has a Rateable Value of £6,700 per annum (2018/19). The prospective tenant may benefit from small business rates relief and should contact Pendle Borough Council on 01282 661661 to confirm.

## RENT

£15,500 per annum.

## TERMS

The property is available by way of a new internal repairing and insuring lease for a term to be agreed.

## LEGAL COSTS

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

## VAT

VAT is not applicable.

## VIEWING

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