# **Detty**

Imperial Chambers Manchester Road Burnley, Lancashire BB11 1HH T. 01282 456677

www.pettycommercial.co.uk



### FORMER SURGERY SITUATED ON MAIN ROAD LOCATION

## FOR SALE / TO LET

265 Leeds Road Nelson Lancashire BB9 8EJ

Size: 84.44 sq.m (903 sq.ft)

- Prominent main road position.
- Previously used as veterinary surgery.
- Large reception/waiting area and consultation room .
- First floor completely open plan.
- Within 5 minutes drive of access on to the M65 at Junction 13.

#### LOCATION

The property is situated on Leeds Road (A56) being the main arterial route between Nelson and Colne. The property is conveniently located on a main bus route and within walking distance of neighbourhood shops.

#### DESCRIPTION

An inner parade property of stone construction with a pitched slate roof.

The property comprises on the ground floor of an entrance vestibule, large open plan waiting room, reception and consultation room. Beyond there is a preparation area and toilet facility. The first floor is completely open plan and has been used for storage for many years.

Outside to the rear of the property there is a shared yard and a forecourt to the front.

#### ACCOMMODATION

Waiting area	18.67 sq.m	(201 sq.ft)
Reception	5.21 sq.m	(56 sq.ft)
Consultation room	13.19 sq.m	(142 sq.ft)
Utility/WC area	6.23 sq,m	(67 sq.ft)
First floor	40.60 sq.m	(437 sq.ft)

GIA

84.44 sq.m (903 sq.ft)

#### SERVICES

The property has the benefit of mains electricity, water and drains to sewer. There is an electric storage heater to the consultation room.

#### 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 £3600 per annum (2018/19).Small Business Rates Relief may be available and prospective purchaser should contact Pendle Borough Council on 01282 661661

#### PRICE

£59,950 (Fifty nine thousand nine hundred and fifty pounds).

#### RENT

£5,200 per annum (five thousand two 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

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

#### VIEWING

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

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