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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