



## 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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