



## ROADSIDE RETAIL PREMISES WITH LIVING ACCOMMODATION

### FOR SALE

140 Manchester Road  
Nelson  
Lancashire  
BB9 7AH

Size: 160.07 sq.m    1,722.97 sq.ft

- Large four storey retail premises
- Prominent roadside location close to Nelson town centre and junction 12 of the M65.
- Spacious two bedroomed flat with the potential to create a self contained retail unit to the ground floor.

## LOCATION

The property occupies a mid parade position on Manchester Road close to its junction with Lomeshaye Road, which is a short distance from the centre of Nelson. Other occupants in the nearby vicinity include Subway, Lidl and a variety of independent retailers and other specialist users.

## DESCRIPTION

A mid parade premises of traditional stone construction beneath a pitched slate roof. To the ground floor, the property comprises an open plan sales area and rear storeroom. The first and second floors comprise a two bedroomed flat with a kitchen / living room and bathroom. The accommodation is in need of refurbishment, however there is potential to separate the ground and upper floors to create a ground floor retail unit.

## ACCOMMODATION

### Ground Floor

Entrance / Hallway	5.17 sq.m	55.64 sq.ft
Sales area	38.67 sq.m	416.24 sq.ft
Storeroom	8.12 sq.m	87.4 sq.ft

### First Floor

Bathroom	8.36 sq.m	89.98 sq.ft
Kitchen	5.47 sq.m	58.87 sq.ft
Living Room	7.8 sq.m	83.95 sq.ft
Bedroom 1	21.89 sq.m	235.62 sq.ft
Landing	3.8 sq.m	40.9 sq.ft

### Second Floor

Storage / bedroom2	30.96 sq.m	333.25 sq.ft
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<b>Basement</b>	29.83 sq.m	320.99 sq.ft
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<b>GIA</b>	160.07 sq.m	1,722.9 sq.ft
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## SERVICES

The property has the benefit of all mains services.

## 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 ground and lower ground floor has a Rateable Value of £1975 per annum (2020/21).

The flat has a separate Council Tax banding – Band A

## PRICE

£99,950 (ninety nine thousand nine hundred and fifty 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 may be exclusive of but may be subject to VAT at the prevailing rate.

## VIEWING

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