Petty CHARTERED SURVEYORS

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ROADSIDE RETAIL PREMISES WITH LIVING ACCOMMODATION

FOR SALE

140 Manchester Road Nelson Lancashire BB9 7AH

- 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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<u>Basement</u>	29.83 sq.m	320.99 sq.ft
GIA	160.07 sq.m	1,722.9 sq.ft

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.

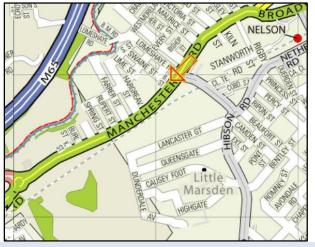
VAT

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

VIEWING

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

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