



PROMINENT RETAIL / TRADE COUNTER UNIT

TO LET

Hollins Bank
Manchester Road
Nelson
BB9 7SH

Size: 193.5 sq.m (2,083 sq.ft)

- **Ample parking.**
- **Adjacent to Junction 12 of the M65.**
- **Landlord will strip out and refurbish.**

LOCATION

Situated on Manchester Road, immediately off Junction 12 of the M65. Manchester Road (A682) is one of the main arterial routes from the M65 into Nelson town centre.

The property is located close to Lomeshaye Industrial Estate with occupiers in the area including Pendle Village Mill.

DESCRIPTION

Retail shop unit currently used for the sale of bathroom equipment and accessories.

The property is currently partitioned to create various sales areas but could be made open to suit specific requirements. The landlord will also undertake to provide WC and kitchen facilities.

ACCOMMODATION

The gross internal sales area is
193.5 sq.m (2,083 sq.ft)

SERVICES

All mains services are available.

SERVICES RESPONSIBILITY

It is the prospective tenant'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 tenant's responsibility to verify that their intended use is acceptable to the local Planning Authority.

BUSINESS RATES

To be assessed.

TENURE

The property is available by way of an internal repairing and insuring lease for a term of years to be agreed, incorporating rent reviews at appropriate intervals.

RENT

£13.00 per sq.ft exclusive.

LEGAL COSTS

Each Party is to be responsible for their own legal costs incurred.

EPC

An Energy Performance Certificate is available upon request.

VAT

VAT will be charged on the rental at the current prevailing rate.

VIEWING BY APPOINTMENT

Petty Chartered Surveyors
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