



Prominent double fronted retail premises with development potential

FOR SALE

**36 -38 SCOTLAND ROAD
NELSON
LANCASHIRE
BB9 7UU**

2,421.4 Sq Ft (224.95 Sq M)

- Substantial town centre retail property in highly visible roadside location.
- Planning permission to convert the upper floor into two self contained flats, with two ground floor retail units.
- Ideal investment opportunity, already part incoming producing with scope to create an additional three rental incomes.
- Useful basement office and storage space.
- On street parking available and close to all town centre amenities.

Location

The property is located at the junction of Scotland Road and Pendle Street and occupies a prominent corner position with excellent visibility from New Scotland Road (A682), the main arterial route into Nelson town centre from Junction 13 of the M65.

Other occupiers in the nearby vicinity include Pendle Rise Shopping Centre, Marsden Building Society, William Hill and various independent retailers.

Description

An end parade, double fronted property of stone construction beneath a pitched slate roof. The accommodation is divided into two retail units, no. 36 comprising a ground floor shop and no. 38 comprising a larger two storey retail and salon premises with an open plan retail area to the ground floor, a series of treatment rooms, a kitchenette / office, WC and a basement store room.

Access from the rear of the property provides the opportunity to separate the ground and first floors allowing for development of the first floor into self contained accommodation. Planning consent was granted in April 2021 to convert the upper floor into two self contained flats and to retain the ground floor and basement of no. 38 as a retail unit. Full details can be viewed on Pendle Borough Council's planning portal under application number 21/0174/FUL.

TENANCIES

We are informed that no. 36 Scotland Road is currently tenanted at a passing rent of £425pcm. The Tenant is currently holding over from a previous lease.

Accommodation

Number 36 - Ground Floor Shop 38.46 sq.m 413.98 sq.ft

Number 38 - Ground floor sales 41.1 sq.m 442.4 sq.ft

Sunbed room 1 7.13 sq.m 76.74 sq.ft

Treatment room 1 5.95 sq.m 64.04 sq.ft

Sunbed room 2 4.62 sq.m 49.72 sq.ft

Sunbed room 3 2.89 sq.m 31.1 sq.ft

Number 38 - Basement office kitchenette and store 34.14 sq.m 367.48 sq.ft

Number 38 First floor - Waiting room 25.92 sq.m 279 sq.ft

Spray tan room 6.62 sq.m 71.25 sq.ft

Treatment room 1 5.61 sq.m 60.38 sq.ft

Treatment room 2 5.34 sq.m 57.47 sq.ft

Treatment room 3 5.01 sq.m 53.92 sq.ft

Number 36 First Floor

Sunbed room 4 7 sq.m 75.34 sq.ft

Sunbed room 5 4.46 sq.m 48 sq.ft

WC 2.44 sq.m 26.26 sq.ft

Waiting area 7.68 sq.m 82.66 sq.ft

Treatment room 1 4.95 sq.m 53.28 sq.ft

Treatment room 2 11.34 sq.m 121.79 sq.ft

Treatment room 3 4.3 sq.m 46.28 sq.ft

GIA: 224.95 sq.m 2,421.4 sq.ft



Planning

It is the prospective Purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

Price

£205,000

Business Rates

We are informed by the Valuation Office Agency Website that the property has the following Rateable Values (2024/25):

36 Scotland Road - £4,250 per annum

38 Scotland Road - £6,900 per annum

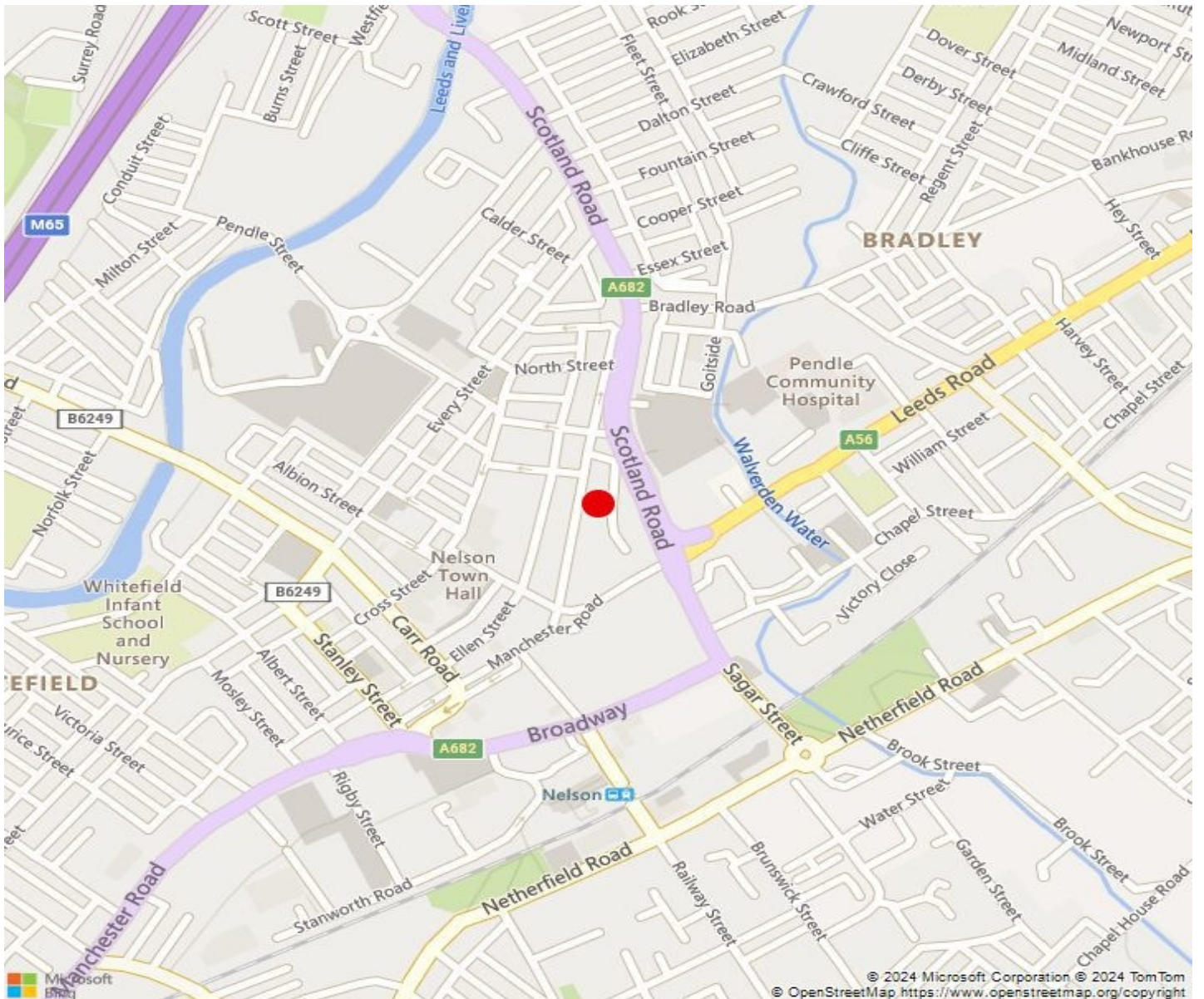
Services

The property has the benefit of all mains services including gas fired central heating to 38 Scotland Road.

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.





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

Legal Costs

Each party is to be responsible
for their own legal costs.

VAT

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

EPC

An Energy Performance
Certificate is available upon
request.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

