



Substantial three storey retail premises in prime town centre location

TO LET

**5 SCOTLAND ROAD
NELSON
LANCASHIRE
BB9 7UT**

1,862 Sq Ft (172.98 Sq M)

- Stone built retail premises comprising a ground floor sales area with ample storage to the first and second floors.
- Prominent trading position close to Marsden Building Society, Home Bargains, Ladbrokes and a variety of independent retailers.
- Deceptively spacious property.
- 100% Small Business Rates Relief available for eligible Tenants.

Location

The property occupies a mid-parade position at the junction of Scotland Road and Market Street, a prominent location within the main pedestrianised section of Nelson town centre.

Other occupiers in the vicinity include, Marsden Building Society, Home Bargains, Ladbrokes, Nelson Bus Station and various independent retailers.

Description

An imposing stone built retail premises in a highly prominent location within the main pedestrianised section of Nelson town centre.

The property has been occupied by The British Heart Foundation for many years and comprises to the ground floor an open plan sales area, a series of store rooms arranged over the first and second floors, a kitchenette and WC facilities.

The property benefits from an aluminium shop front with an electric roller shutter door, suspended ceilings to the ground floor, gas central heating, and a rear parking / loading area.

Accommodation

Ground floor - sales 49.23 sq.m 530 sq.ft
First floor - Storage & WC 44.87 sq.m 483 sq.ft
Second floor - Storage 17.18 sq.m 185 sq.ft

First floor - Storage 44.49 sq.m 479 sq.ft
Second floor - Storage 17.18 sq.m 185 sq.ft

NIA - 172.95 sq.m 1,862 sq.ft



Planning

The prospective tenant must satisfy themselves that the property is appropriate for their particular use. Further enquiries should be directed Pendle Borough Council Planning Department on 01282 661661

Rent

£10,000 per annum plus VAT.

Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £6,700 per annum (2023/24). The incoming Tenant is likely to benefit from 100% Small Business Rates Relief and should contact Pendle Borough Council direct on 01282 661661 to confirm.

Services

The property has the benefit of all mains services including gas fired central heating.

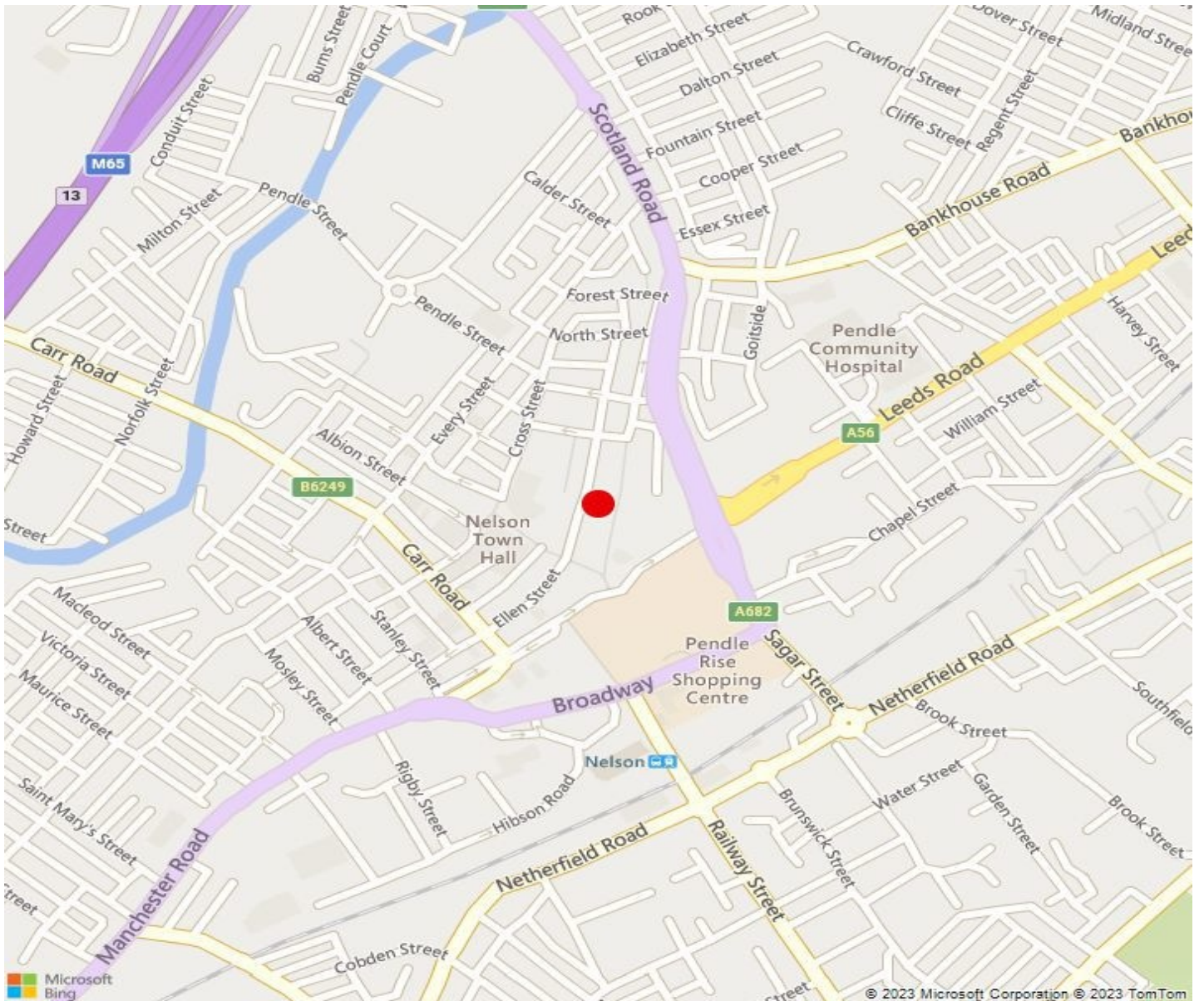
Services Responsibility

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.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.





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.

