



Highly prominent roadside fast food restaurant

FOR SALE

292-296
LEEDS ROAD
NELSON
LANCASHIRE
BB9 8EP

4,088 Sq Ft (379.78 Sq M)

- Substantial premises comprising a ground floor fast food restaurant and former dessert bar to the first floor with independent access.
- Prominent roadside location on the Nelson and Colne boundary with a high level of passing traffic.
- Return aluminium shop frontage with roller shutters, dual air conditioning, and large dining areas over two floors.
- Available with vacant possession offering an excellent opportunity for a restaurant, takeaway, retail or showroom use subject to planning.
- On street parking available.

Location

The property is prominently situated on Leeds Road (A56), the main arterial route connecting Nelson and Colne, a busy main road location within 1 mile from junction 13 of the M65.

Other established businesses in the near vicinity include James Hargreaves Plumbing Depot, Farm Foods and Stone Oak.

Description

A substantial, three storey property of stone construction beneath a pitched slate roof which has been occupied for a number of years as a fast food restaurant to the ground floor and a former dessert bar to the first floor.

The property occupies a prominent corner position with a return aluminium shop frontage to Leeds Road. The ground floor comprises a spacious dining area, counter, a commercial kitchen and WC facilities. Connected to the ground floor restaurant at lower ground floor level is a large preparation area with a store room and office.

To the first floor is an additional dining area, a second kitchen / prep room and WC facilities. The first floor can be independently accessed via an entrance off Bradley Hall Road.

The property is available with vacant possession and offers an excellent opportunity for a fast food restaurant / diner or may suit retail or showroom uses subject to the appropriate planning consent.

Accommodation

Ground Floor

Kitchen 65.43 sq.m 704.28 sq.ft
WC/ Boiler room 6.43 sq.m 69.21 sq.ft
Dining area 63.98 sq.m 688.67 sq.ft

First Floor

Dining area 49.23 sq.m - 529.90 sq.ft
Dessert bar seating 57.87 sq.m 622.90 sq.ft
Kitchen/ Prep 24.27 sq.m 261.24 sq.ft
Prep room 5.65 sq.m 60.81 sq.ft
WC 2.57 sq.m 27.66 sq.ft

Lower Ground Floor

Store room main/ prep 66.65 sq.m 717.41sq.ft
Back store room 7.89 sq.m 84.92 sq.ft
Office 36.94 sq.m 397.61 sq.ft

GIA 379.79 sq.m 4,088 sq.ft



Planning

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

Price

For Sale £300,000

Business Rates

We are informed by the Valuation Office Agency Website that the ground floor has a Rateable Value of £8,400 per annum (2024/25), and the first floor of has a Rateable Value of £7,000 per annum (2024/25).

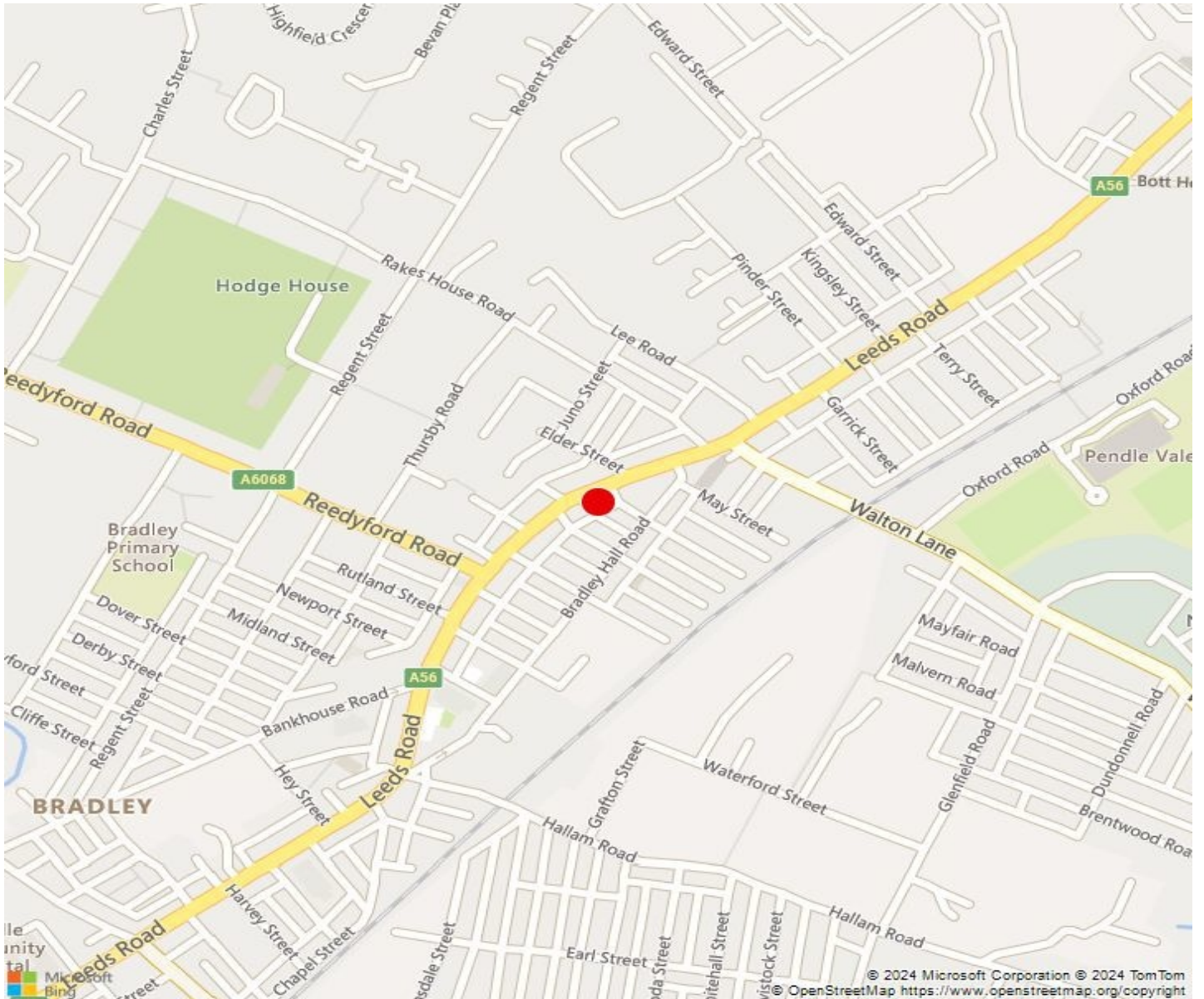
Services

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.





Additional Information

Viewings

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

Legal Costs

Each party is 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.

