

PROPERTY PARTICULARS INVESTMENT

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

FOR SALE



**37, 39 & 37A
RAILWAY STREET
NELSON
BB9 9SG**

- Two mid parade town centre ground floor shops
- Separate entranced first floor with 4 offices, kitchen & w.c.'s
- Planning opportunity for first floor residential
- Part income producing (No. 39)
- Opposite Nelson bus and railway interchange

LOCATION

Opposite the Nelson bus / railway interchange and next to the Pendle Rise Shopping Centre.

DESCRIPTION

Adjoining shops with a first floor office premises structured over both properties with a separate front entrance off Railway Street. Both ground floor shops benefit from full height display windows and partitioned sales areas. No 37 has an external w.c. with existing rear space to incorporate internal w.c. facilities. The first floor incorporates four offices, a reception area, a kitchen and two w.c.'s with partitioned walls.

ACCOMMODATION

No. 37 Main Sales Area Rear Room	31.12 sq.m. 6.41 sq.m.	335 sq.ft. 69 sq.ft.
No. 39 Main Sales Area Kitchen <u>First Floor</u> 4 offices, kitchen, reception Store + 2 w.c.'s	42.18 sq.m. 7.43 sq.m. 84.35 sq.m. 7.25 sq.m.	454 sq.ft. 80 sq.ft. 908 sq.ft. 78 sq.ft.

EXTERNALLY

Two small yards.

SERVICES

All mains services are available to the property. It is the purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

The two shop properties being current estate agent and a former beauty would be considered good for E Class users within the Use Class Order 2021. Enquiries as regards a change of use for the first floor offices to be made to Pendle Planning 01282 661661. It is the purchaser's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

TENANCIES

No. 39 and 37A are occupied by Empire Estates, an estate agency, who are holding over whilst paying £650 per month rental for the shop at 39 and £450 per month rent for the office at 37A.

RATING

The following rateable values apply.

37 Railway Street	£1,775
39 Railway Street	£4,100
37A Railway Street	£3,500

Contact Pendle Borough Council 01282 661661 to discuss rating figures under the Small Business Rates relief Scheme.

PRICE

£285,000

VAT

VAT is not changed upon the price.

TENURE

Freehold / Long leasehold to be confirmed.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to pay their own costs.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

Trevor Dawson, Commercial Property Consultants, is a trading name of Trevor Dawson Ltd.
A company registered in England and Wales. Registered office at Capricorn House. Registered number 09533426

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007
www.tdawson.co.uk