

PROPERTY PARTICULARS

RETAIL/OFFICE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
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TO LET



**16-18 MANCHESTER ROAD
NELSON
BB9 7EG**

- Very prominent town centre location
- Open plan sales area (with partition removal)
- Opposite the new proposed shopping centre
- Frontal sales approx 1,256 sq.ft.

LOCATION

In the town centre with extensive time limited free parking opposite.

DESCRIPTION

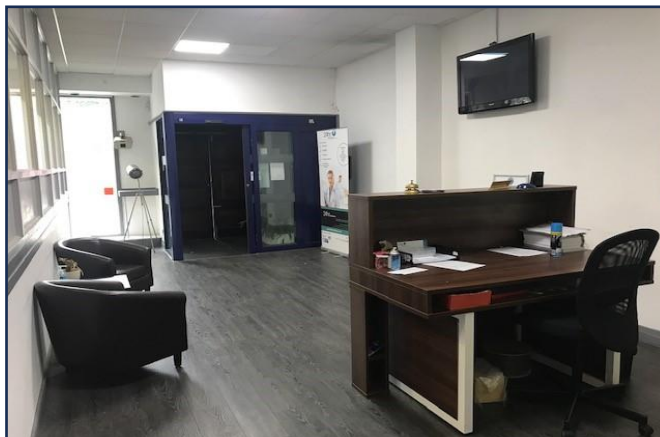
A mid-terraced two storey premises with three full height display windows. At ground floor open plan areas split by a partition being a former Building Society counter, with rear manager's office and ancillary space. At first floor two offices, kitchen and two WC's. A basement houses the boiler room and storage.

ACCOMMODATION

Ground Floor		
Frontal Sales	116.7 sq.m	1,256 sq.ft.
Rear office and ancillary	49.3 sq.m.	531 sq.ft.
First floor		
Kitchen, two offices, WC's	106.33 sq.m.	1,145 sq.ft.
Basement	37.3 sq.m.	402 sq.ft.

SERVICES

Gas central heating and air conditioning.



PLANNING

A former Building Society/counter and office, most recently offices for a Health Care recruitment company both users being under the Class E planning use. It is the in-going tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

RATING

The premises has a Rateable Value of £10,500 which would grant a sole occupier 100% discount on rates payable through the Small Business Rates relief scheme. Contact Pendle Borough Council 01282 661661 for details.

LEASE TERMS

Available on a new full repairing and insuring basis for a term to be agreed.

RENTAL

£19,500 per annum

VAT

VAT is not charged on the rental.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate shows an Energy Rating Grade E.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

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