



323 Leeds Road, Nelson
Nelson

£165,000



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THRIVING BEAUTY SALON INVESTMENT WITH SITTING TENANTS

Occupying a prominent position on the bustling Leeds Road, this established beauty salon benefits from an impressive glazed frontage, providing excellent visibility and brand exposure. Ideally located close to a range of local shops, public transport links and motorway connections, the property presents an exciting opportunity for investors looking for an established commercial premises with income already in place.

Arranged over four floors, the property is home to a number of sitting tenants offering a variety of beauty, wellness and creative services.

The ground floor comprises a spacious nail, hair and beauty salon, complete with a range of existing fixtures and fittings. To the rear is a useful kitchen area with cupboard storage, along with a separate WC.

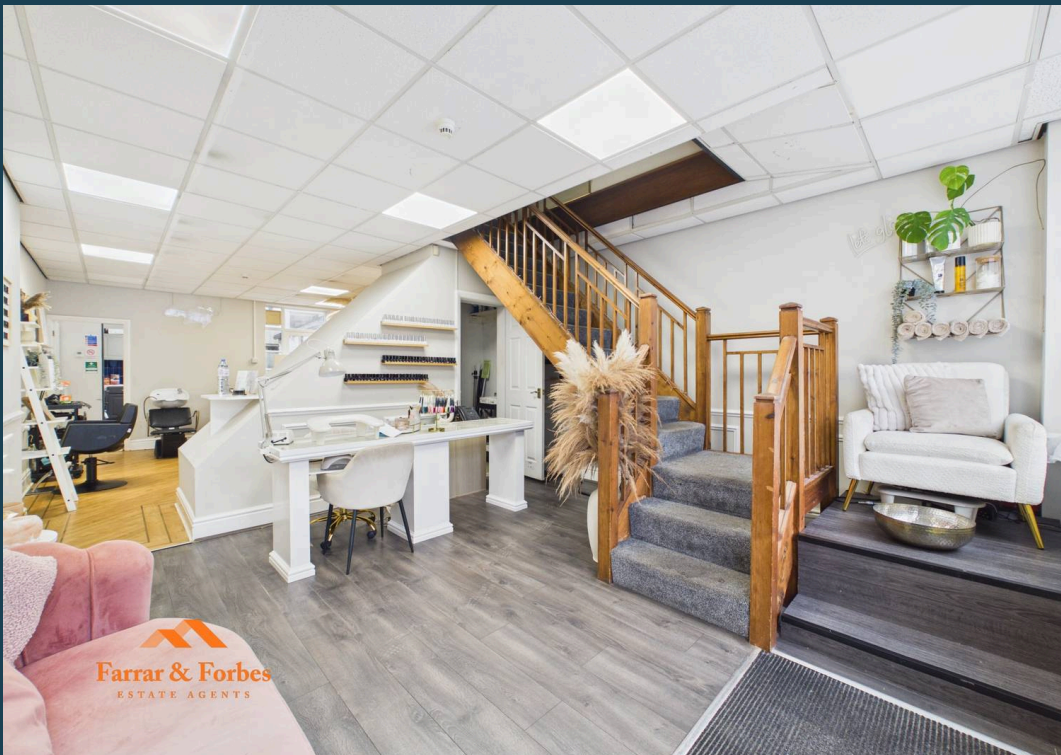
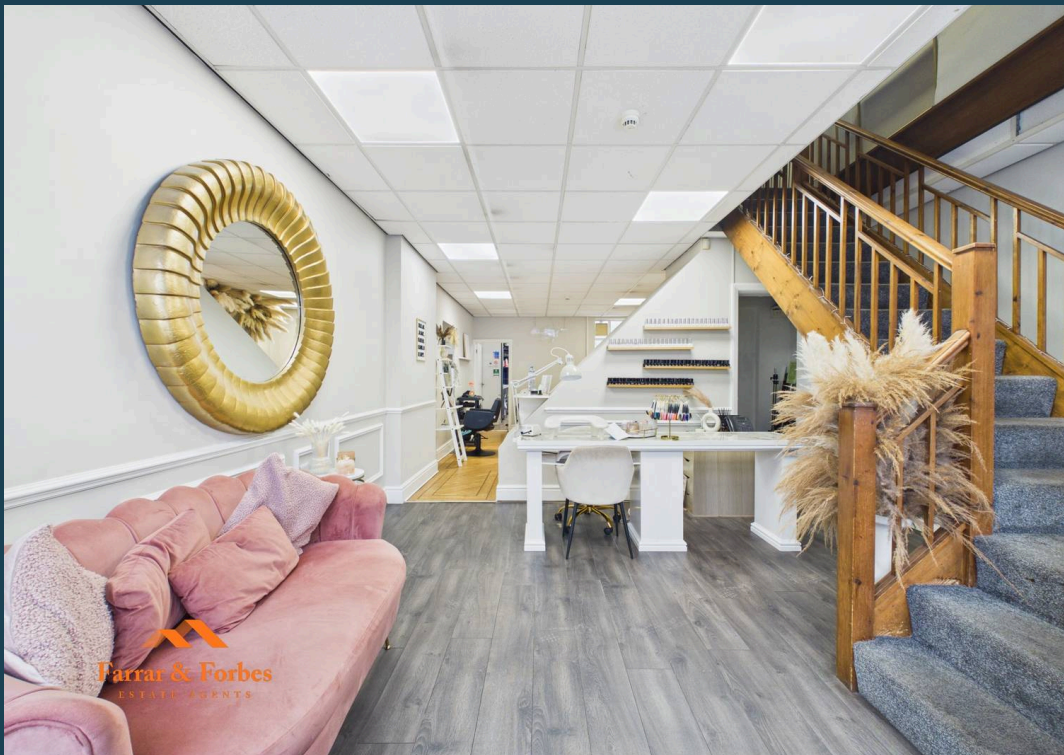
The upper floors provide three additional treatment and office rooms, currently accommodating a tanning studio, aesthetics business and office space. These rooms are supported by a communal bathroom comprising a low-level WC, cabinet-mounted hand wash basin, shower and panelled bath.

The top floor provides a fantastic photography studio, enhanced by a dormer extension and impressive views towards Pendle Hill.

The property also has a double cellar perfect for storage.

With sitting tenants already in occupation and the potential to generate **£1,500+ PCM**, this commercial property offers the possibility of an immediate rental return and would make an attractive addition to an investment portfolio.

- High Street Location
- Multiple Tenants - Potential For £1500 PCM
- Set Over Four Floors
- Nails & Beauty Room
- Downstairs WC & Kitchen
- Office/Beauty Rooms Upstairs
- Top Floor Dormer With Stunning Views
- Fantastic Investment Property





Floor -1



Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

143.5 m²

1545 ft²

Reduced headroom

4.4 m²

48 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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