



RETAIL PREMISES IN POPULAR TOWN CENTRE LOCATION

FOR SALE/ TO LET

Unit 12
The Victory Centre
Scotland Road
Nelson
Lancashire
BB9 9UP

Size: 81.8 sq.m (882 sq.ft)

- **Prominent trading position in an established shopping centre.**
- **Open plan accommodation suitable for a variety of uses.**
- **Good level of passing trade.**
- **Small Business Rates Relief available.**

LOCATION

The property is situated within the Victory Centre Shopping Mall in the centre of Nelson, close to the junction of Manchester Road and Scotland Road. A town centre location benefiting from a good level of passing trade, with other occupants in the immediate vicinity including Costa Coffee, Boots and a variety of independent retailers and other professional users. Junction 13 of the M65 motorway is within a 5 minutes drive.

DESCRIPTION

A ground floor retail unit with a display frontage on to Scotland Road and a return frontage into the Victory Centre. The accommodation is open plan with a separate storage area, kitchenette and WC facilities. The property lends itself to a variety of retail uses, however it may suit alternate uses subject to the appropriate planning consent.

ACCOMMODATION

Main sales area	75.5 sq.m	813.0 sq.ft
Window display/		
Storage	3.9 sq.m	43.0 sq.ft
Kitchen	2.4 sq.m	26.0 sq.ft

GIA **81.8 sq.m 880.49 sq.ft**

SERVICES

The property has the benefit of mains electricity and water.

SERVICES RESPONSIBILITY

It is the prospective Purchaser/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.

PLANNING

It is the prospective Purchaser/Tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

BUSINESS RATES

We are informed by the Valuation Office Agency website that the property has a Rateable Value of £4050 per annum (2018/19). Small Business Rates Relief is likely to be available and parties should contact Pendle Borough Council on 01282 661 661 to confirm.

PRICE

Offers considered

RENT

Rent £7,800 per annum

TERMS

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

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

EPC

An Energy Performance Certificate is available upon request.

VAT

All prices quoted are exclusive of but may be subject to VAT at the prevailing rate.

VIEWING

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