

On the Instruction of Barclays Banking Group

LEASEHOLD AVAILABLE

28-34 MANCHESTER ROAD, NELSON, BB9 7EH



LOCATION

Nelson is a town with a population of over 29,000 people situated 4 miles north of Burnley.

Market Street is the principal vehicular route through the town centre and the subject premises are prominently situated fronting Market Street with a return frontage to Carr Road. The premises are opposite Pendle Rise Shopping Centre where multiple retailers include Iceland, Boots and Costa Coffee.

Yorkshire Bank, Halifax, TSB and Betfred are all situated in close proximity to the subject premises.

ACCOMMODATION

The premises are arranged over ground, first, second and basement floors comprising the following approximate areas:

Ground Floor

Sales 1,738 sqft (161.47 sqm)

First Floor

Staff area 945 sqft (87.79 sqm)

Second Floor

Staff area 70 sqft (25.08)

Basement

Storage area 831 sqft (77.20 sqm)

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RENT

The current passing rent is £28,600 per annum exclusive.

RATES

We are advised the current rateable value for the premises is £12,028 per annum.

Interested parties are advised to verify this information by the Local Rating Authority (www.voa.gov.uk).

LEGAL COSTS

Each party are responsible for their own legal and professional costs incurred in this proposed transaction.

ENERGY PERFORMANCE CERTIFICATE

The premises have an Energy Performance Asset Rating of 78 (Band D). A full copy of the EPC is available upon request.

LEASE

The premises are currently held by way of a lease expiring 26th April 2027 with an option to determine 26th April 2022. *Further details available upon request.*

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.

VIEWINGS

Strictly by appointment with Cheetham & Mortimer:

Contact: Conor Mulloy
 Telephone: 0161 828 8789
 Mobile: 07841 661 990
 Email: cmulloy@cheetham-mortimer.com

SUBJECT TO CONTRACT JANUARY 2020

 @MRRETAILEXPRT 

WWW.CHEETHAM-MORTIMER.COM