



## End Parade - Former Retail Property

### FOR SALE

**19 RAILWAY STREET  
BRIERFIELD  
NELSON  
LANCASHIRE  
BB9 5PJ**

**1,385 Sq Ft (128.67 Sq M)**

- Spacious corner property in need of full modernisation.
- Within walking distance of Brierfield town centre and its amenities.
- 100 metres from Brierfield Railway Station.
- Potential for alternate uses including possible residential subject to planning.

### Location

The property is situated just off Burnley Road (A59), close to Brierfield town centre, which offers amenities such as a Post Office, local retailers, a Morrisons convenience store and Petrol Station.

Number 19 is situated on the corner of Railway Street and Sackville Street and has a prominent frontage. Other users within this block include a taxi firm and greengrocers.

### Description

An end parade property of stone construction with a rendered finish and pitched roof.

At one time it would have traded as a retail outlet, but it has been vacant for sometime. Internally the accommodation on the ground floor comprises of two open plan rooms, the first floor three rooms a WC and bathroom and the second floor has a single room with roof lighting. The property is in need of complete refurbishment including renewal of the services and fittings.

### Accommodation

Ground floor 63.45 sq.m 683 sq.ft

First floor 42.96 sq.m 462 sq.ft

Second floor 22.24 sq.m 239 sq.ft

Gross internal area 128.65 sq.m 1384 sq.ft

### Tenure

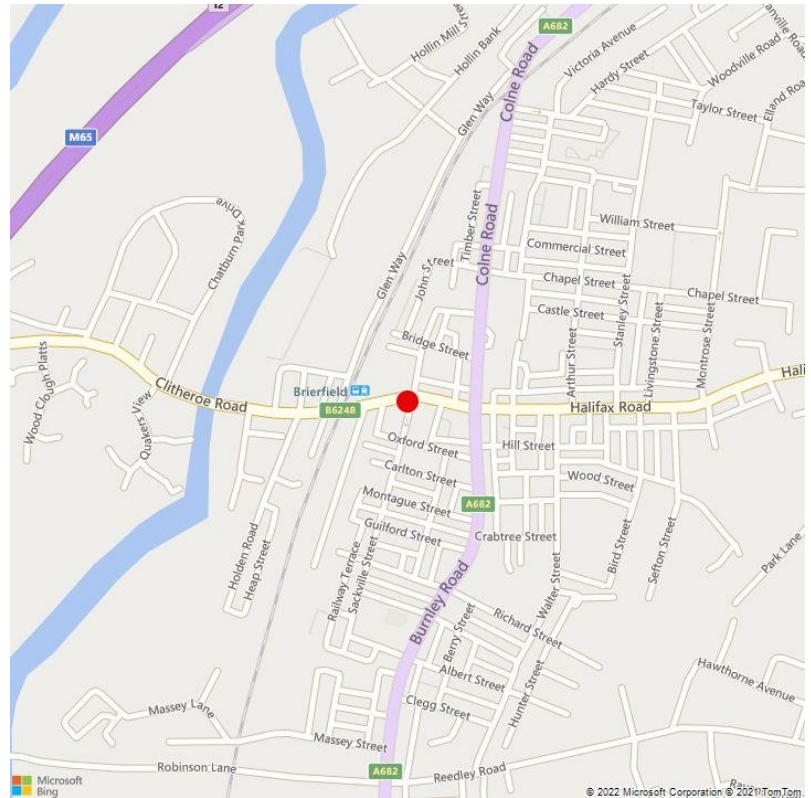
We understand that the property is long Leasehold approximately 2,000 years at a nominal ground rent.

### Services

The property has had the benefit of mains electricity and water and drainage to a public sewer.

### Services Responsibility

All services have not and will not be tested. It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose. All services



### Planning

It is the prospective tenants responsibility to verify that their intended use is acceptable to the local planning authority.

### Price

£60,000 (sixty thousand pounds)

### Business Rates

The property may benefit from Small Business Rates Relief, and interested parties should contact Pendle Borough Council direct on 01282 661661.

### Tenure

We understand that the property is long Leasehold approximately 2,000 years at a nominal ground rent.

## Additional Information

### EPC

An Energy Performance Certificate is available upon request.

### Legal Costs

Each party is responsible for their own legal costs.

### VAT

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

### Viewings

Petty Commercial  
Empire Business Centre,  
2 Empire Way,  
Burnley,  
BB12 6HH

### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.