



## Retail Premises In Popular Town Centre Location

### TO LET

**UNIT 12  
THE VICTORY CENTRE  
SCOTLAND ROAD  
NELSON  
LANCASHIRE  
BB9 9UP**

**880.49 Sq Ft (81.8 Sq M)**

- Prominent trading position in an established shopping centre.
- Open plan accommodation suitable for a variety of uses.
- Good level of passing trade.



### 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 Boots, Costa Coffee 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

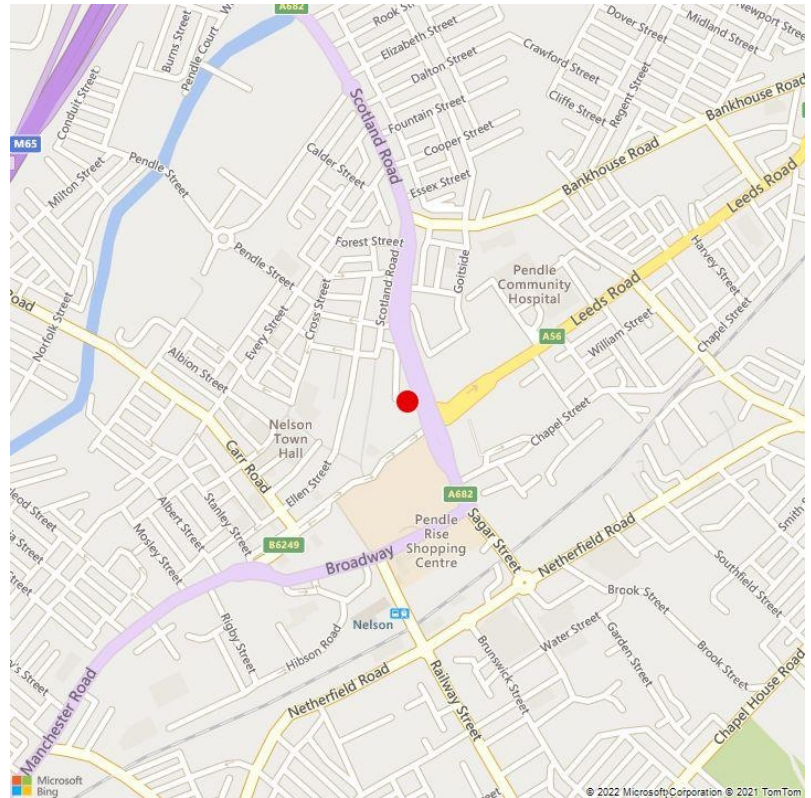
GIA 81.8 sq.m 880.49 sq.ft

### Services

The property has the benefit of mains electricity and water.

### Services Responsibility

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

### Price

£590 (five hundred and ninety pounds) per calendar month

### Terms

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

## Additional Information

### EPC

An Energy Performance Certificate is available upon request.

### Legal Costs

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

### 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

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