



Town Centre Café / Restaurant

TO LET

**19 SCOTLAND ROAD
NELSON
LANCASHIRE
BB9 7UT**

2,229 Sq Ft (207.07 Sq M)

- Fully fitted and ready for immediate occupation.
- Busy town centre location
- Substantial café premises with A3 (E) Planning Consent
- Parking opposite. Excellent footfall.

Location

The property is situated on Scotland Road in Nelson town centre close to its junction with Manchester Road. Other occupants in the nearby vicinity include Marsden Building Society, Pendle Borough Council and a mixture of retail and professional users.

Description

A mid parade stone built premises comprising of a ground floor café with a large seating area, counter/serving area and kitchen to the ground floor, together with additional storage accommodation and WC facilities to the first floor.

Accommodation

Ground Floor

Café

Kitchen 111.84 sq.m (1,203.84 sq.ft)

First Floor

Open plan store

Room/partitioned

store room

Ladies & gents WC 95.33 sq.m (1,026.12 sq.ft)

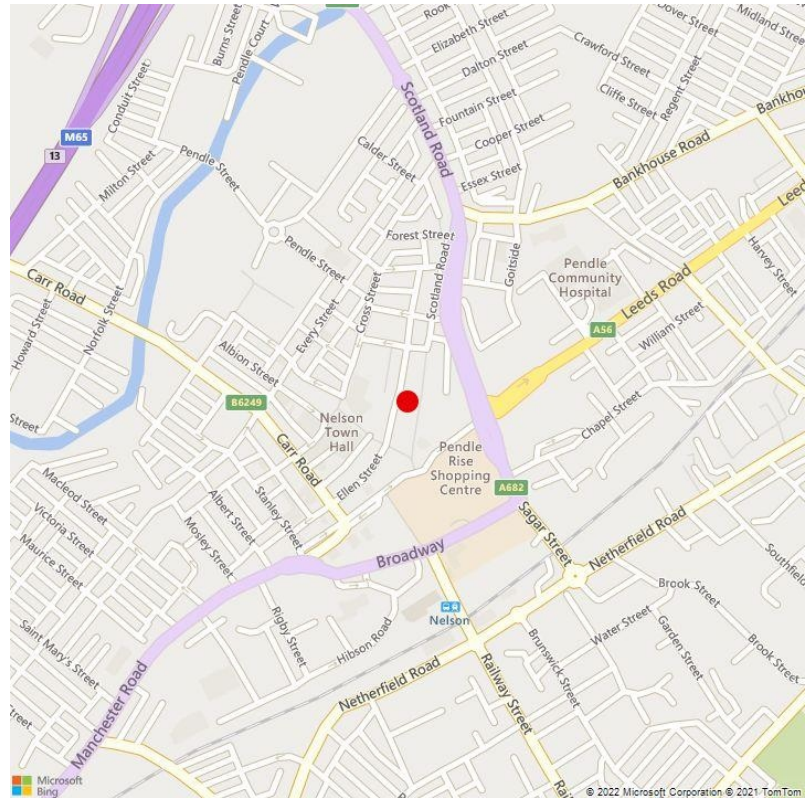
GIA 207.17 sq.m (2,229.96 sq.ft)

Services

The property has the benefit of mains electricity and water. There is not gas to the property.

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 Tenants responsibility to verify that their intended use is acceptable to the local planning authority.

Price

£9500 pa exclusive (Nine thousand five hundred pounds)

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £7,000 per annum 1st April 2017 to present. The property qualifies for Small Business Rate Relief.

Terms

The property is available by wat of a ne lease for a term to be agreed.

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.