



## Prominent Retail / Trade Counter Unit

### TO LET

**HOLLINS BANK (RETAIL)  
MANCHESTER ROAD  
NELSON  
LANCASHIRE  
BB9 7SH**

**2,083 Sq Ft (193.51 Sq M)**

- Ample parking.
- Adjacent to Junction 12 of the M65.
- Landlord will strip out and refurbish.

### Location

Situated on Manchester Road, immediately off Junction 12 of the M65. Manchester Road (A682) is one of the main arterial routes from the M65 into Nelson town centre.

The property is located close to Lomeshaye Industrial Estate with occupiers in the area including Pendle Village Mill.

### Description

Retail shop unit currently used for the sale of bathroom equipment and accessories.

The property is currently partitioned to create various sales areas but could be made open to suit specific requirements. The landlord will also undertake to provide WC and kitchen facilities.

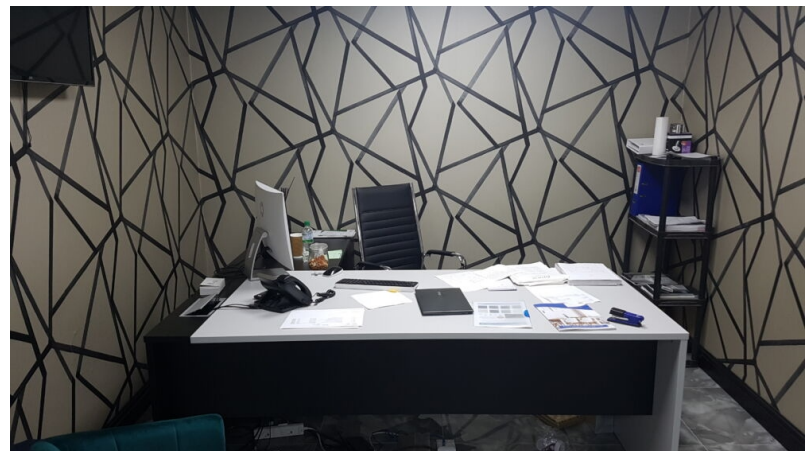
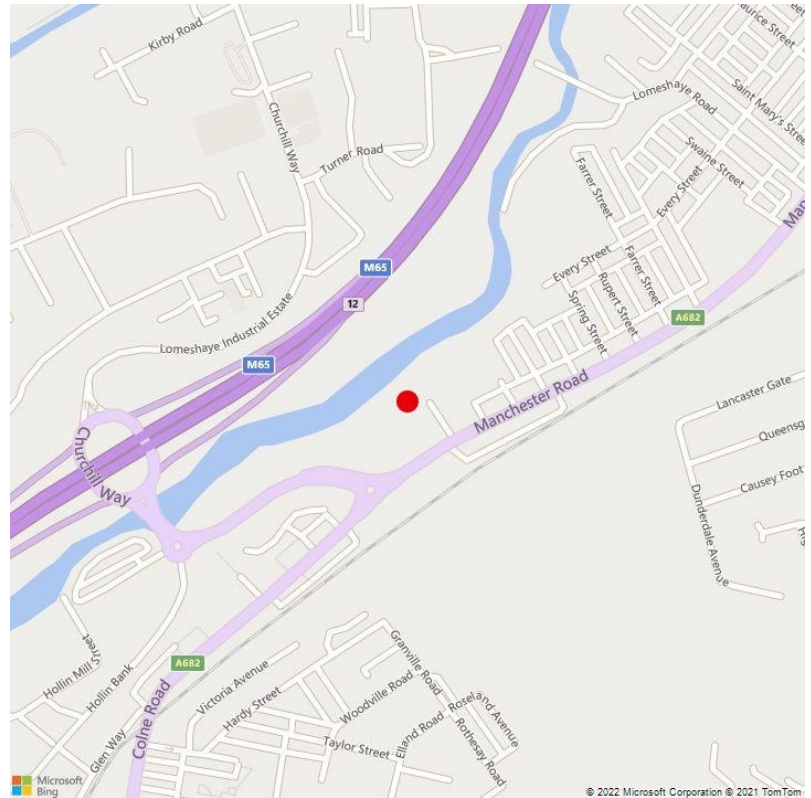
### Accommodation

The gross internal sales area is

193.5 sq.m (2,083 sq.ft)

### Planning

It is the prospective tenant's responsibility to verify that their intended use is acceptable to the local Planning Authority.



**Price**

£13.00 per sq.ft exclusive.

**Services**

All mains services are available.

**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.

**Tenure**

The property is available by way of an internal repairing and insuring lease for a term of years to be agreed, incorporating rent reviews at appropriate intervals.



**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 Chartered Surveyors  
Suite 125b, Empire Business  
Centre 2 Empire Way Off  
Liverpool Road Burnley BB12  
6HH

**DISCLAIMER**

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