



## Retail Premises In Popular Town Centre Location

### FOR SALE BY AUCTION

**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

For sale by the Modern Method of Auction: Starting bid price £65,000 plus reservation fee. This property is for sale by the Lancashire Property Auction powered by "iam-sold".

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

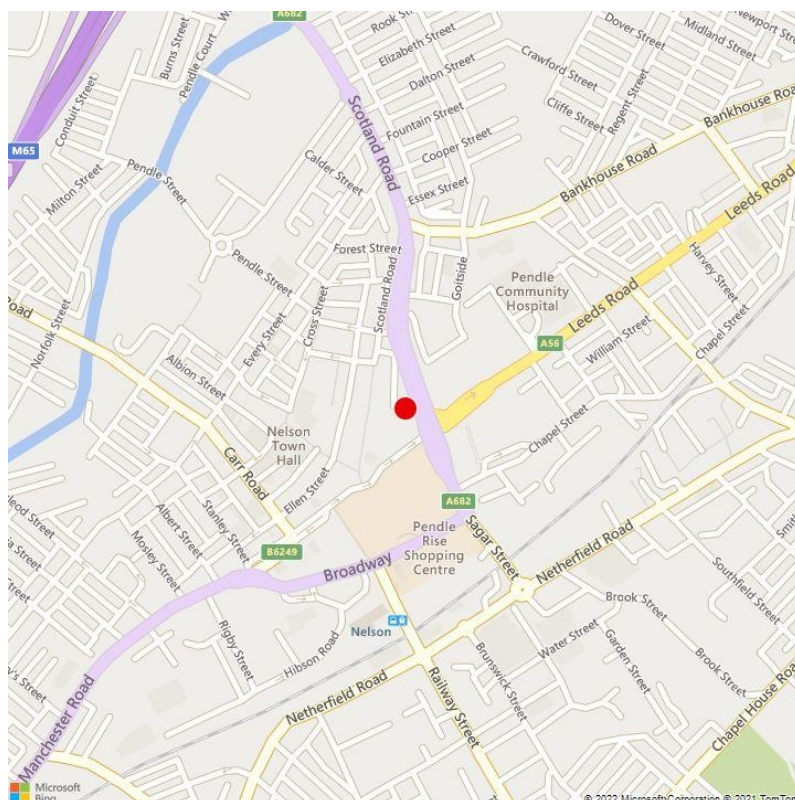
GIA 81.8 sq.m 880.49 sq.ft

### Services

The property has the benefit of mains electricity and water.

### Services Responsibility

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

### Price

For sale by the Modern Method of Auction: Starting bid price £65,000 plus reservation fee

## AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction which is not to be confused with traditional Auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date that the buyer's solicitors is in receipt of the draft contracts and a further 28 days thereafter to complete.

Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 4.2 % including VAT subject to a minimum of £6,000 Including VAT which secures the transaction and takes the property off the market. The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the reservation form and all terms and conditions can be found in the legal pack which can be downloaded for free from [www.agentauctionpage.co.uk](http://www.agentauctionpage.co.uk).

Please note that the property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid. Both the starting bid and reserve price can be subject to change. Terms and Conditions apply to the Modern Method of Auction, which is operated by the Lancashire Property Auction powered by "iam-sold".

TO VIEW OR MAKE A BID – contact Katy Wilson on 0161 300 7100 or visit [www.iam-sold.co.uk](http://www.iam-sold.co.uk)

### 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 Off Liverpool Road 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

