



## Prominent Retail / Trade Counter Unit

### TO LET

**2 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**

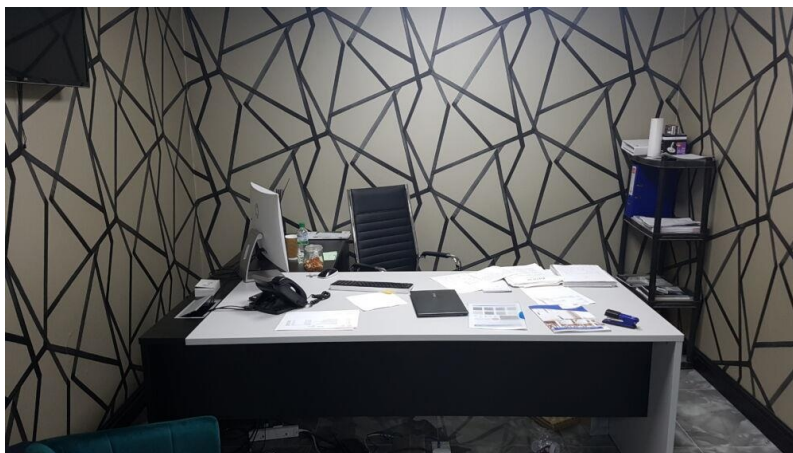
Retail shop unit currently used for the sale of bathroom equipment and accessories.

The property is currently partitioned to create various sales area 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.

### Rent

£13.00 per sq.ft exclusive.

### Services

All mains services are available.

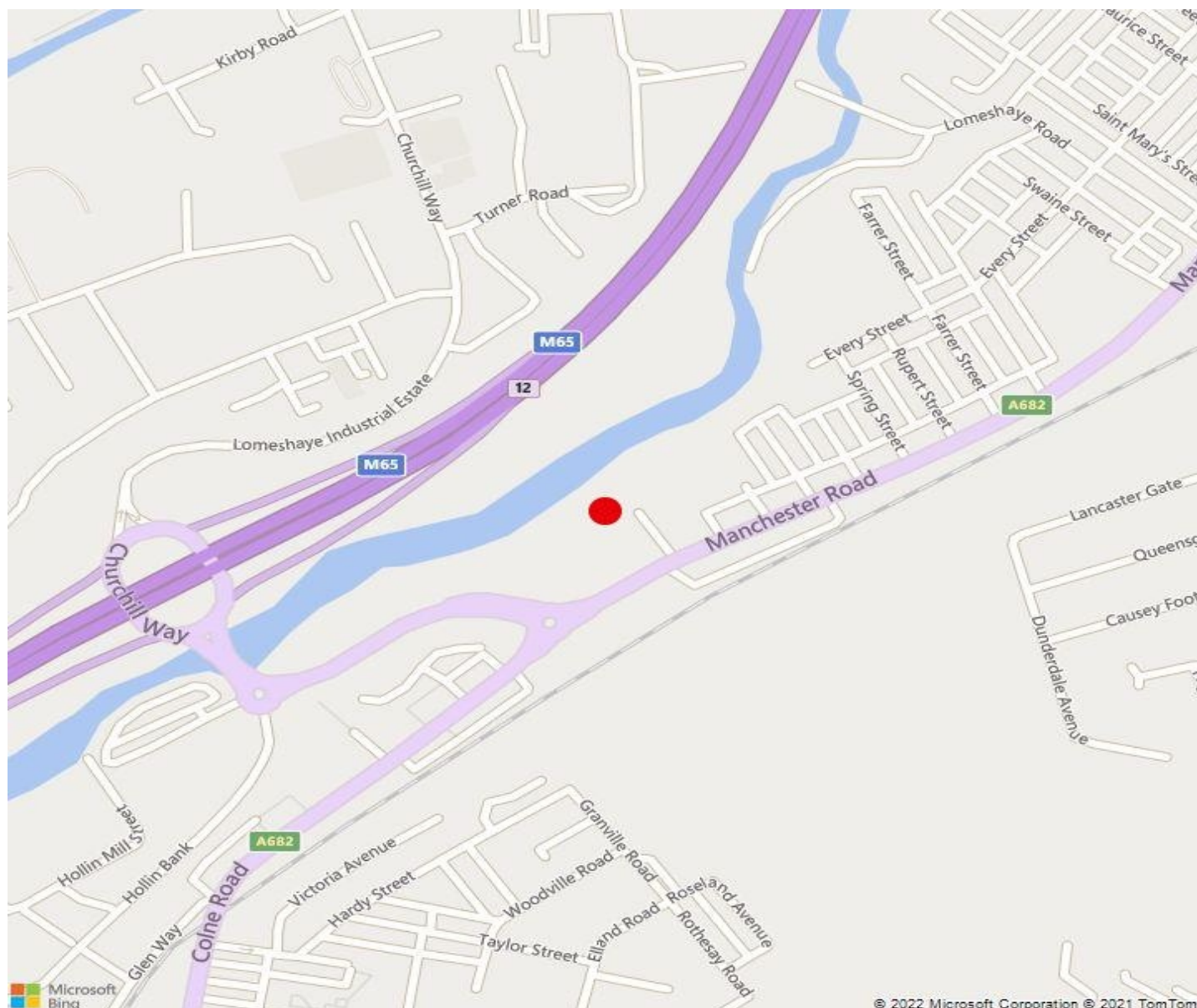
### Services Responsibility

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

### Viewings

Petty Chartered Surveyors  
The Old Red Lion,  
Manchester Road,  
Burnley,  
BB11 1HH

### 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.

### EPC

An Energy Performance  
Certificate is available upon  
request.

## 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.

