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Bedroom

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Bathroom

Offers in the region of £135,000
Nelson , BB9



Empire Estates are pleased to present this commerical property to the sales market.

LOCATION

The commercial property is situated in Nelson which is just a short walk away from local transport links. It is an established location, surrounded by other commercial businesses.

DESCRIPTION

Commercial unit which was previously used as a MOT station available. The station is suitable for multiple uses being an ideal industrial use or for MOTs and vehicle repairs. Great opportunity for anyone wanting to expand their growing business or wanting to start their own business.

Ground floor only.

ACCOMMODATION

Work shop floor- L 13.7m x W 10m

Office 2nd Floor - L 7.9m x W 2.3m

PRICE

£135,000

SERVICES

The property has the benefit of all mains services including substantial power supply and gas central heating. The property also benefits from fully double glazing.

SERVICES AND RESPONSIBILITY

It is the prospective purchaser's responsibility to verify all appliances, services and systems are in working order and are of an adequate capacity and suitable for their purpose.

PLANNING

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

BUSINESS RATES

Contact your local council.

LEGAL COSTS

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

EPC

An energy performance certificate is available upon request.

VAT

All prices quoted are exclusive of, but maybe subject to VAT at the prevailing rate.

If you have any questions please do not hesitate to contact our office.

