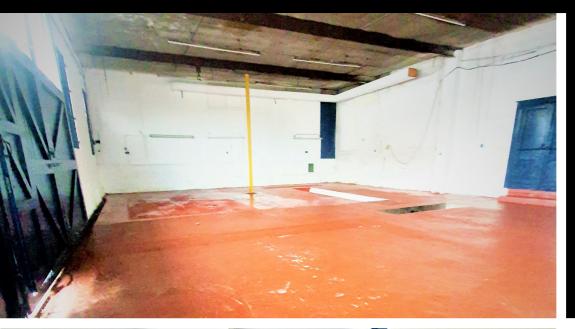
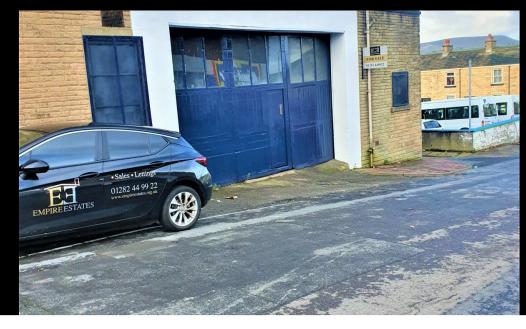




# Offers in the region of £135,000 Nelson, BB9







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

#### **LOCATION**

The commercial property is situatted in Nelson which is just a short walk away from local transport links. It is an established location, surounded 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.

#### **ACCOMADATION**

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 benfit of all mains services including substacial power supply and gas central heating. The property also benefits from fully double glazing.

#### **SERVICES AND RESPONSIBILTY**

It is tthe prospective purches responsibility to verify all appliances services and systems are in working order and are of a adequate capacity and suitable for their purpose.

### **PLANNING**

It is propspective purchases 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 cost 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.





