



 0
Bedroom

 0
Bathroom



This property is located on The Centre, Scotland Rd, Nelson BB9 9SX, a very busy street for shops and take-aways. Surrounded by residential homes and Nelson Interchange, this shop is in the perfect location for banks it is currently vacant and ready. This property is currently available for £1,200.00 pcm. It has a basement, a spacious kitchen, and Utilities.

LOCATION

This property is located in the Nelson town centre, on Scotland Rd, Nelson BB9 9SX, it is an established area for all commercial surroundings such as shops and takeaways. The commercial property is located in a residential area and close to Nelson Interchange.

DESCRIPTION

The property consists of a basement, a spacious kitchen, and a utility area. In the spacious kitchen, there is grey tiled flooring, white gloss-fitted cupboards, an under-counter fridge, brown wood worktops, a newly fitted microwave, and neutral decor. A fire extinguisher is located in the kitchen with a wet floor sign. It also has a tiled ceiling.

This commercial property would be a good potential for all running businesses that want to expand on their location.

MEASUREMENTS

Ground Floor

Shop Floor L 10.00m x 8.00m W

RENT

£1,200.00

SERVICES

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

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.

PLANNING

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

BUSINESS RATES

The business rates are liable to the tenants.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred

EPC

An Energy Performance Certificate is available upon request.

VAT

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



Energy performance certificate (EPC) recommendation report

Santander
Scotland Road
NELSON
BB9 9SX

Report number
2258-9295-9765-9131-6844

Valid until
14 October 2031

Energy rating and EPC

This property's current energy rating is E.

For more information on the property's energy performance, [see the EPC for this property \(/energy-certificate/7495-0801-9497-8318-1230\)](#).

Recommendations

Make these changes to improve the property's energy efficiency.

Recommended improvements are grouped by the estimated time it would take for the change to pay for itself. The assessor may also make additional recommendations.

Each recommendation is marked as low, medium or high. This shows the potential impact of the change on reducing the property's carbon emissions.

Changes that pay for themselves within 3 years

Recommendation

Consider replacing T8 lamps with retrofit T5 conversion kit.

Potential impact

High

Changes that pay for themselves in more than 7 years

Recommendation

Add optimum start/stop to the heating system.

Potential impact

Low

Consider installing building mounted wind turbine(s).

Low

Consider installing solar water heating.

Low

Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.

Low

Consider installing PV.

Low

Property and report details

Report issued on15 October 2021

Total useful floor area251 square metres

Building environmentAir Conditioning

Calculation toolDesignBuilder Software Ltd, DesignBuilder SBEM, v6.1.7, SBEM, v5.6.b.0

Assessor's details**Assessor's name**

Telephone01865865403

Emailjoe@carbonprofile.co.uk

Employer's name

Employer's address

Assessor IDSTRO035074

Assessor's declarationThe assessor is not related to the owner of the property.

Accreditation schemeStroma Certification Ltd

Other reports for this property

If you are aware of previous reports for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

Certificate number

[5536-9189-2295-8047-9128 \(/energy-certificate/5536-9189-2295-8047-9128\)](/energy-certificate/5536-9189-2295-8047-9128)

Valid until

14 October 2031

Energy performance certificate (EPC)

Santander Scotland Road NELSON BB9 9SX	Energy rating E	Valid until: 14 October 2031
		Certificate number: 7495-0801-9497-8318-1230

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

251 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

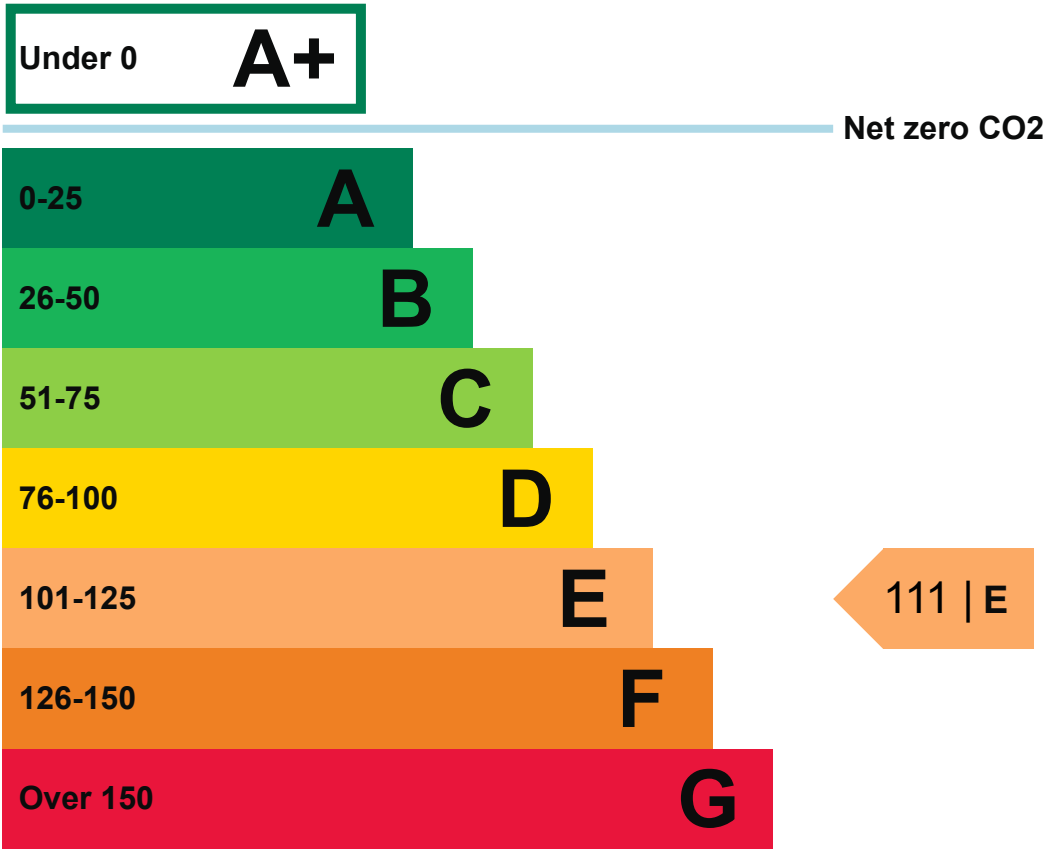
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Air Conditioning

Assessment level

3

Building emission rate (kgCO₂/m² per year)

60.53

Primary energy use (kWh/m² per year)

358

▶ [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/2258-9295-9765-9131-6844\)](/energy-certificate/2258-9295-9765-9131-6844).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Telephone

01865865403

Email

joe@carbonprofile.co.uk

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO035074

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details

Employer

Employer address

Assessor's declaration

The assessor is not related to the owner of the property.

Date of assessment

31 August 2021

Date of certificate

15 October 2021

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748.

Certificate number

[9001-7609-8452-1663-1872 \(/energy-certificate/9001-7609-8452-1663-1872\)](/energy-certificate/9001-7609-8452-1663-1872)

Valid until

14 October 2031
