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Bedroom



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Bathroom



An ideal financial institution such as banks, Savings and Loan Associations, or insurance companies. The property is located in Nelson town center thus having a good high foot-traffic area. An open space property with 2 open rooms that can possibly be use as an office.

LOCATION

This commercial property is located in the Nelson area at 34 Manchester Road, it's a popular area for commercial surroundings such as shops and take-aways. A 0.16-mile drive north-east from the centre of Nelson (along junction 13 of M65). It benefits from being surrounded by residential homes and close to Nelson Interchange, this property is in the perfect location for banks, it is currently available and ready for £1,500.00 pcm.

DESCRIPTION

This property is located in the heart of Nelson. It would possibly cater to people in the locales of Marsden Height, Bradley, Little Marsden, White Walls, Nelson Town Centre, Higherford, Lowerford, and Brierfield. The property is spacious with a combination of carpet and tile flooring. It has fire extinguishers and tiles ceiling. With a toilet and 2 open rooms for an office set up. An ideal property for a financial institution such as banks, Savings and Loan Associations, or insurance companies.

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

MEASUREMENTS

Ground Floor

Shop Floor Open Space L 10.00m x 10.00m W

Room 1 L 3.68 x 2.97m W

Room 2 L 5.10 x 3.16m W

RENT

£1,500.00pcm

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.

