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Bedroom

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Bathroom

Offers in the region of £99,995
Beaufort Street, Nelson, Lancashire, BB9



The commercial property is situated in Nelson which is just a short walk away from local transport links. It is an established commercial location, being surrounded by family homes. Perfect investment Opportunity, with living accommodation.

LOCATION

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

DESCRIPTION

Excellent investment opportunity!! Commercial business and residential accommodation are available for sale in an excellent location of Nelson. The property is advertised for sale with vacant possession on sale completion. Ideal location for a convenience store, with all appliances required. The current layout is designed to suit the requirements open plan area to the front of the premises with a shop floor and separate WC facilities and storeroom. Externally the property is secured by a roller shutter, remote entry system to the front, with ground floor rear door. This property is close to all local schools. The commercial property was achieving over £2000 per week when open. The business had been operating in Nelson for a number of years, closure was due to retirement.

First Floor

Residential accommodation above consists of one spacious bedroom, one reception room, kitchen and a bathroom. With an achievable rental income of £350pcm. Access to the first floor is to the rear of the property

PRICE

£99,995

Measurements to Follow

SERVICES

The property has the benefit of all main services

SERVICES RESPONSIBILITY

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

BUSINESS RATES

The Business rate is paid by the convenience store 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

