










**FOR SALE**



*Modern end parade warehouse premises*

## **Unit 1 Holt Court, Pendle Street, Nelson, BB9 7EB**

-  Modern warehouse extending to approximately 830 sq ft
-  Electric loading door and separate personnel entrance
-  Popular trading estate close to Boococks Decorators, Screwfix, and Eurocell
-  Communal yard with HGV access
-  Three phase electricity and LED lighting
-  Secure gated business park close to junction 13 of the M65 motorway
-  Close to Morrisons supermarket, and two petrol stations
-  One allocated car parking bay
-  Free business rates for eligible occupiers

Interested in this property? Call **01282 428486** or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)

## Location

The property is located off Pendle Street on the edge of Nelson town centre close to Morrisons supermarket.

The site is positioned close to Screwfix, Eurocell, and George Boococks Decorators on the edge of the town centre.

Junction 13 of the M65 motorway is within half a mile of the property.

## Description

A modern end parade warehouse unit on a popular and established business park.

The warehouse is of steel portal frame construction with translucent roof lights and modern insulated grey cladding.

The property offers open plan warehouse accommodation with a maximum eaves height of 5 metres.

The premises has an electric loading door, LED lighting, three phase electricity, and a separate personnel entrance.

The building is ideal for a contractor or warehouse & distribution business.

Externally there is a large gated yard with access for HGV's, and one allocated parking bay.

## Accommodation

The accommodation has been measured on a gross internal basis and extends to the following approximate areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
GIA	5.6m x 13.9m	837.9	77.84

## Purchase Price

£150,000 plus VAT.

## Tenure

Whiteacres understand the property is freehold however the yard and common parts are dealt with by way of a management company at a variable cost of £250 per annum.

## Vat

Whiteacres have been advised that the purchase price is subject to VAT at the prevailing rate.

## Business Rates

The business rates are currently connected to another property so will need to re-assessed.

The prospective occupier is likely to benefit from small business rates relief, further details of which are available from Pendle Borough Council on 01282 661661.

## Services

The property has a gas connection, three phase electricity connection, and a water connection however, the meters are not yet connected. The prospective purchaser will need to install meters in their own name once the sale has completed.

## Service Responsibility

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

## Legal Costs

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

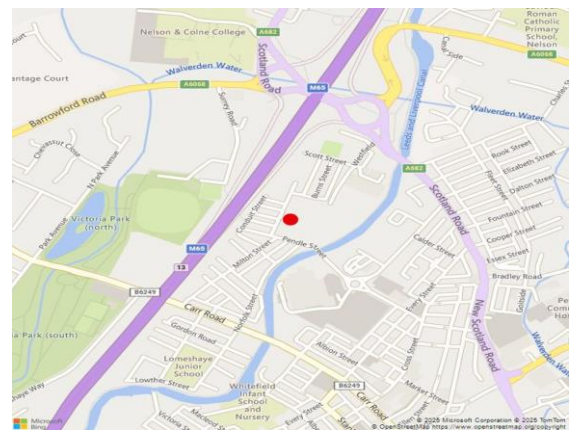
## Viewings

Please contact the agents:

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Kelly McDermott  
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Whiteacres Property  
Church House,  
10 Church Street,  
Padiham,  
BB12 8HG



GROUND FLOOR WORKSHOP SPACE  
(approx 77.84 sq meters, 837.8 sq ft)



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NOT TO SCALE