

**FOR SALE**



## 5 Market Street, Nelson, Lancashire, BB9 7LJ

- ❁ Prime town centre retail investment which has traded as a sandwich shop for many years
- ❁ Investment property generating annual rent of £8,700 with lease expiring in February 2025
- ❁ For Sale due to retirement of the landlord who has owned the property for over thirty years
- ❁ Located in pedestrianised section of Nelson town centre close to Nelson library, The Ace Centre and Pendle Borough Council.
- ❁ Two storey stone building positioned close to Althams Travel, Home Bargains and Wilko's
- ❁ Wholly commercial investment property being ideal for pension fund or property portfolio
- ❁ Attractive yield of over 10% before purchasing costs
- ❁ Below Stamp duty threshold

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 on Market Street in the pedestrianised section of Nelson town centre.

The property is close to Althams Travel, Pendle Library, Wilko's, Home Bargains and the Ace Centre.

## Description

A stone built two storey retail premises located in the heart of Nelson town centre in the borough of Pendle.

The property is located in the pedestrianised section of the town centre close to various national and independent retailers and is for sale due to the retirement of the landlord who has owned the property for approximately thirty years.

The accommodation comprises of a retail premises on the ground floor with a rear prep room and first floor storage office and toilet facilities.

The property has been let to a sandwich business for a number of years and is currently generating a rent of £8,700 per annum with the current lease expiring in February 2025.

We are informed the property was re-roofed approximately three years ago and the building has no external parts but benefits from electric shutters to the front of the premises.

## Accommodation

DESCRIPTION	DIMENSIONS	SQ M	SQ M
<b>Ground Floor</b>			
Retail premises	3.9m x 5.7m	239.2	22.2
Rear Preparation area	3.4m x 2.1m	76.9	7.1
<b>First Floor</b>			
Front room	3.3m x 3.7m	131.4	12.2
WC and washbasin	1.9m x 1.8m	36.8	3.4
Office/storage	2.2m x 1.7m	40.3	3.7
<b>GIA</b>		<b>524.6</b>	<b>48.6</b>

## Purchase Price

Offers in the region of £85,000

## Terms

The property is let by way of a commercial tenancy (with a guarantor) which expires on the 10th February 2025. A copy of the lease can be made available from our office on request.

## Vat

Whiteacres have been advised that the purchase price is not subject to VAT however this information must be checked and verified by a prospective purchaser prior to making any legal commitment

## Services

Whiteacres understand the property has the benefit of mains electricity and water.

## 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:

**Ben Watson 01282 428486 (ben@whiteacres-property.co.uk)**

**Jonathan Wolstencroft 01282 428486 (jonathan@whiteacres-property.co.uk)**

**Whiteacres Property  
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