



**Clifford
Smith &
Buchanan**

Estate Agents
Legal Services

Scotland Road, NELSON, Lancashire. BB9 7XJ

£149,500 Leasehold

REDUCED



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PROPERTY DESCRIPTION

An opportunity to acquire a well established business of 26 years in a prominent high street location. Good sized shop, trade areas and plenty of storage space including the basement. A well maintained two double bed roomed apartment above the shop with a large sitting room, kitchen and spacious bathroom.

FEATURES

- GREAT OPPORTUNITY TO ACQUIRE A LONG STANDING BUISNESS OF 26 YEARS
- PROMINENT HIGH STREET LOCATION
- SPACIOUS TWO BEDROOMED APARTMENT OVER THE RETAIL AREA
- LARGE RETAIL AREAS, BASEMENT AND LOTS OF STORAGE SPACE TO THE REAR



ROOM DESCRIPTIONS

Shop Frontage

16' 9" x 16' 5" (5.10m x 5.00m) Double glazed shop window and additional double glazed window to the side elevation. Open through to the rear sales area.

Rear Sales Area

14' 9" x 12' 10" (4.50m x 3.90m) Double glazed window and radiator. Access to the basement.

Utility/Store Room

12' 2" x 7' 10" (3.70m x 2.40m) Access to the first floor flat. Double drainer sink unit and plumbing for an automatic washing machine. Wall mounted storage cupboards.

Rear Store

External door to the rear yard.

Further Storage Room

16' 5" x 6' 11" (5.00m x 2.10m) Low level w.c., wash hand basin and radiator.

First Floor Flat

Landing

Radiator and stairs to the attic bedroom.

Sitting Room

16' 9" x 13' 5" (5.10m x 4.10m) (plus recess) A large sitting room with UPVC double glazed windows to the front and side elevations. Fireplace with fitted gas fire and two radiators.

Kitchen

10' 4" x 7' (3.15m x 2.13m) Fitted base and wall units with working surfaces and tiled splash backs. Single drainer sink unit with mixer taps, gas cooker point, radiator and UPVC double glazed window.

Bedroom One

10' 3" x 10' 3" (3.12m x 3.12m) UPVC double glazed window and radiator.

Spacious Bathroom

11' 2" x 8' (3.40m x 2.45m) Housing a three piece cream suite incorporating double step-in shower cubicle, vanity wash hand basin and low level w.c. Part tiled walls, radiator and UPVC double glazed window.

Attic Bedroom Two

14' 9" x 13' (4.50m x 3.96m) (plus recess and eaves) A good sized attic having UPVC double glazed window to the gable wall and two additional double glazed sky windows. Radiator.

Outside

Enclosed yard to the rear.

Please Note

The electrical and gas appliances and fixtures and fittings have not been tested by the Agents and we are therefore unable to offer any guarantees or assurances in respect of them.

These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.



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