



94 Scotland Road, Nelson, Lancashire
BB9 7XJ



PROPERTY DESCRIPTION

!! Investment Opportunity !! We are delighted to offer for sale this sizeable four storey town centre premises found in the heart of Nelson. The unit was previously used as a commercial ground floor shop and boasts two storey living accommodation above with a cellar above. The shop consists of: sales unit, back office, toilet facilities and a rear entrance. The cellar is also accessed off the sales shop. The living accommodation is spread across the upper two storeys and offers: generous lounge, fitted kitchen, two double bedrooms - one being in the loft room and a three piece bathroom suite. The property is sure to appeal to a willing investor and is offered for sale with vacant possession. EPC - F. Rateable value - £3750. Early viewing a must!

FEATURES

- Investment Opportunity
- Offered for sale with vacant possession
- Sizeable four storey accommodation
- Popular central location - close to Nelson town centre
- Ground floor sales unit affronting Scotland Road
- Two storey living accommodation
- Large sitting room
- Fitted kitchen
- Two double bedrooms - one being in the loft
- Three piece bathroom suite
- EPC - F
- Rateable Value of £3750
- Early viewing a must!



ROOM DESCRIPTIONS



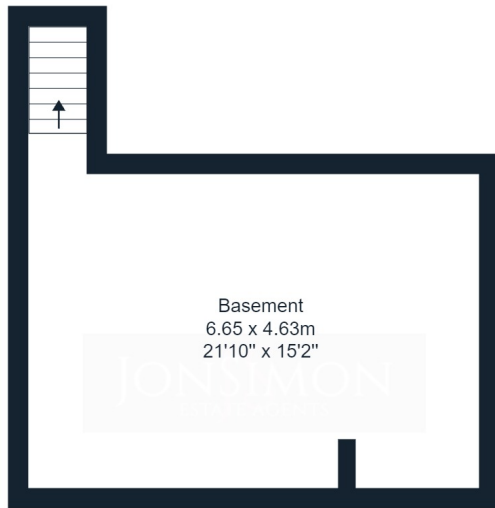
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G	21	35
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			
			EU Directive 2002/91/EC

FLOORPLAN

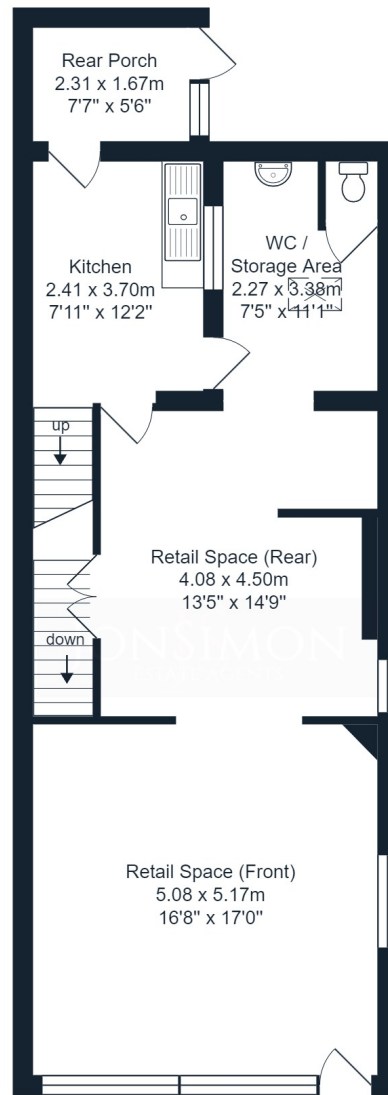
Scotland Road, Nelson

Total Area: 192.9 m² ... 2076 ft²

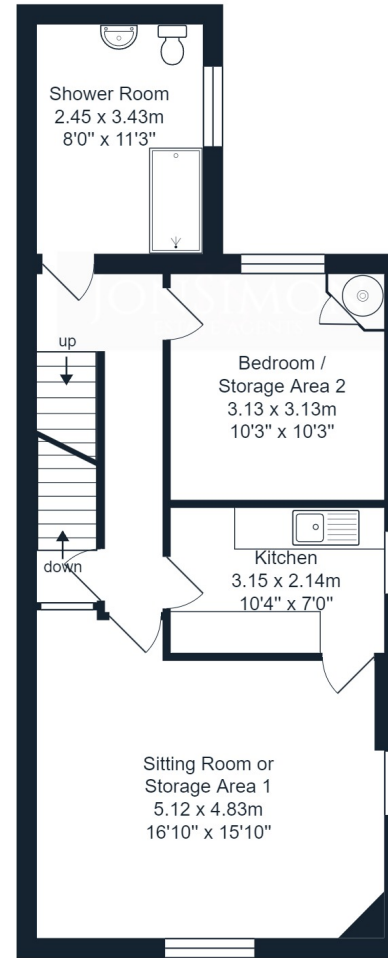
All measurements are approximate and for display purposes only.



BASEMENT

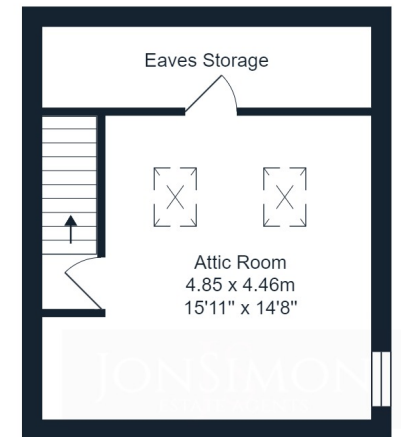


GROUND FLOOR



FIRST FLOOR

JONSIMON
ESTATE AGENTS



SECOND FLOOR

JONSIMON
ESTATE AGENTS