

# Al Hayaa Institute

## Victoria Works, Railway Street, Nelson, Lancashire, BB9 9AJ

vacant freehold commercial premises approximately 775.09 sq m (8,343 sq ft)



### Description

Vacant two storey stone built commercial property comprising a trade counter and showroom plus a separately accessed single storey building used as storage.

### Accommodation

We detail below the accommodation and approximate net internal areas:

#### Main Building

##### Ground Floor:

Trade Counter/Stores/Offices 174.01 sq m (1,873 sq ft)

##### First Floor:

Showroom 169.08 sq m (1,820 sq ft)

##### Basement:

Storage 260.97 sq m (2,809 sq ft)

#### Building Two

Storage 171.04 sq m (1,841 sq ft)

Total 775.10 sq m (8,342 sq ft)

### Outside

Loading bay area with access from Vernon Street.

### Planning

The property is considered suitable for a variety of uses subject to gaining the necessary consents. Interested parties should consult direct with the Local Planning Office Pendle Borough Council, Market Street, Nelson, Lancashire BB9 7LG. Tel: 01282 661 333. Fax: 01282 661 720.

### General

The Energy Performance Rating = G

### VAT

VAT is payable at the prevailing rate on the gavel price.

### Location

The property is located at the junction of Railway Street and Vernon Street in a predominantly residential location. Nelson town centre is 300 metres away. Junction 12 of the M65 Motorway is approximately 0.5 miles to the west.







