



## For Sale - Commercial Investment with Upper Floor Development Potential

**Lord Nelson Hotel, 2 Manchester Road, Nelson, North West, BB9 7EG**

**12,297 ft<sup>2</sup> (1,142.39 m<sup>2</sup>)**

- Central Location in Nelson Town Centre
- Upper Floors present residential development opportunity
- Ground Floor let for 5 years term certain
- Income producing
- Suitable for a variety of uses

## Description

The opportunity is to acquire a public house investment, the ground floor is currently let on a 5 year lease £30,000 p/a for the first year rising to £35,000 p/a for the remainder of the term. The two upper floors are currently derelict, however would suit residential uses subject to the necessary planning consents

## Location

The property is situated in a prominent position within the pedestrianised section of Nelson Town Centre where Manchester Road, Leeds Street and Market Street all meet. Manchester Road is the main shopping thoroughfare through Nelson.

Nearby occupiers include a range of local and national retailers. The property is opposite Pendle Rise Shopping Centre with Nelson bus and train stations within walking distance. Adjacent occupiers include Homebargains, Althams Travel and Bet Fred.

## Accommodation

We have not inspected the property internally but understand the accommodation provides a bar/Restaurant on the ground floor, with the upper two floors derelict. The total floor area of the property is estimated to be 12,297 sq ft. however, we would advise interested parties undertake their own investigations in this regard.

## Tenure

Assumed Freehold – Interested parties are advised to undertake their own investigations in this regard

## Lease Terms

There is a full repairing and insuring lease in place from the 1st December 2024 for a term of 5 years for the ground floor only at a rental of £30,000 per annum in year 1 of the term, rising to £35,000 per annum thereafter for the duration of the term.

## Price

Seeking unconditional offers of over £375,000

## Planning Use

Currently used as a public house. The upper floors would suit conversion to residential use subject to the necessary planning consents

## EPC

A copy of the EPC is available on request.

## VAT

VAT may be applicable at the prevailing rate

## Business Rates

Rateable Value £22,000

The tenant is responsible for the payment of Business Rates

## Viewing

Viewing by way of appointment through the sole agent Fletcher CRE

01204 221030  
info@fletchercre.co.uk

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