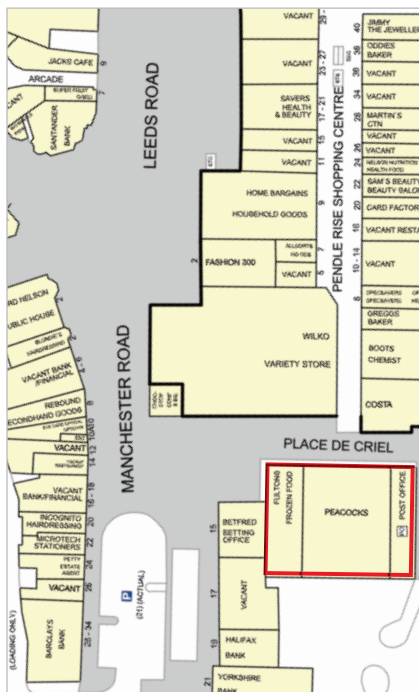


Nelson Unit 1-3 Place De Criel Lancashire BB9 9AN

- Freehold Shop Investment
- Prime town centre location
- Let to Frozen Value Ltd, Peacocks and PO Solutions Ltd (t/a Post Office)
- Peacocks Stores Ltd let on a new 10 year lease
- Total Current Rents Reserved **£90,000 pa**

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Nelson is situated at the junction of the A56 and A682, in close proximity to junctions 12 and 13 of the M65 Motorway and approximately 5 miles north of Burnley.

The property is situated on the west side of Place De Criel, in between the prime pitch of Manchester Road and Broadway. The property is directly opposite the Pendle Rise Shopping Centre.

Occupiers close by include Betfred (adjacent), Costa (opposite), Wilko (opposite), Boots, Home Bargains, Barclays, Halifax, Yorkshire Bank and Savers.

Description

The property is arranged on ground and one upper floor to provide three retail units on ground floor. Unit 1 benefits from ancillary storage on the first floor and the remainder of the first floor is vacant.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Frozen Value Ltd (t/a Fultons Foods)	Gross Frontage 7.45 m Net Frontage 6.70 m Net Return Frontage 8.45 m Shop Depth 25.90 m First Floor 42.80 sq m	(24' 5") (21' 11") (27' 8") (84' 11") (461 sq ft)	10 years from 01.12.2010 Rent review every 5th year FR & I	£25,000 p.a. Reversion 2020
Unit 2	Peacocks Stores Ltd	Gross Frontage 21.50 m Net Frontage 21.00 m Shop Depth 26.90 m	(70' 6") (68' 10") (88' 3")	10 years from 04.08.2017 (1) Rent review every 5th year FR & I	£55,000 p.a. Rent Review 2022
Unit 3	PO Solutions Ltd (t/a Post Office)	Gross Frontage 10.85 m Net Frontage 10.15 m	(35' 7") (33' 4")	25 years from 07.06.2010 Rent review every 5th year FR & I	£10,000 p.a. Rent Review 2020
Unit 4	Vacant	First Floor 439.40 sq m	(4,730 sq ft)		

(1) Tenant break option August 2022.

Total £90,000 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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