



## Spacious Salon in Prime Town Centre Location

### TO LET

**FIRST FLOOR**  
**41 EVERY STREET**  
**NELSON**  
**LANCASHIRE**  
**BB9 7LU**

**706 Sq Ft (65.59 Sq M)**

- Generously sized first floor salon ideally suited for hair and beauty uses or may suit office use.
- Open plan salon with independent treatment rooms, a kitchen and WC.
- Conveniently located close to all town centre amenities with public parking close by.
- 100% business rates relief for eligible Tenants.

### Location

The property occupies a prominent corner position with a return frontage to Every Street and Pendle Street. Located within a short walk from the town centre, the property is conveniently located close to various established occupiers, including Morrisons, Pendle Rise Shopping Centre and Marsden Building Society.

Junction 13 of the M65 is within a short drive via Scotland Road (A682).

### Description

A well-presented first floor salon premises, ideally located in the heart of Nelson town centre. This versatile space is ideally suited for hair and beauty businesses but may also lend itself to a variety of alternative uses, subject to the appropriate planning consent.

The accommodation comprises a spacious, open plan salon, three treatment rooms, a kitchenette and a WC. The property offers excellent natural light and is well positioned close to all town centre amenities, with a car park directly opposite.

### Accommodation

#### First Floor

Main Salon 33.97 sq.m 365.65 sq.ft

Treatment Room 1 6.14 sq.m 66.1 sq.ft

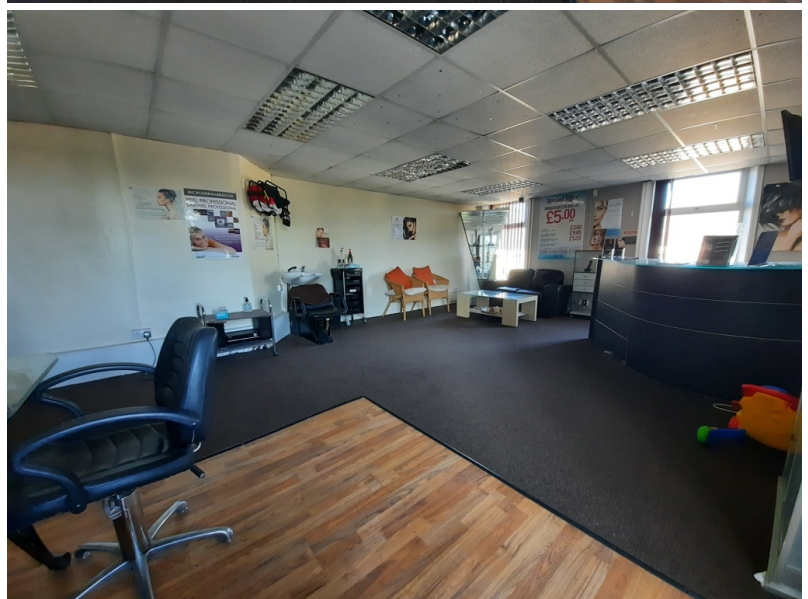
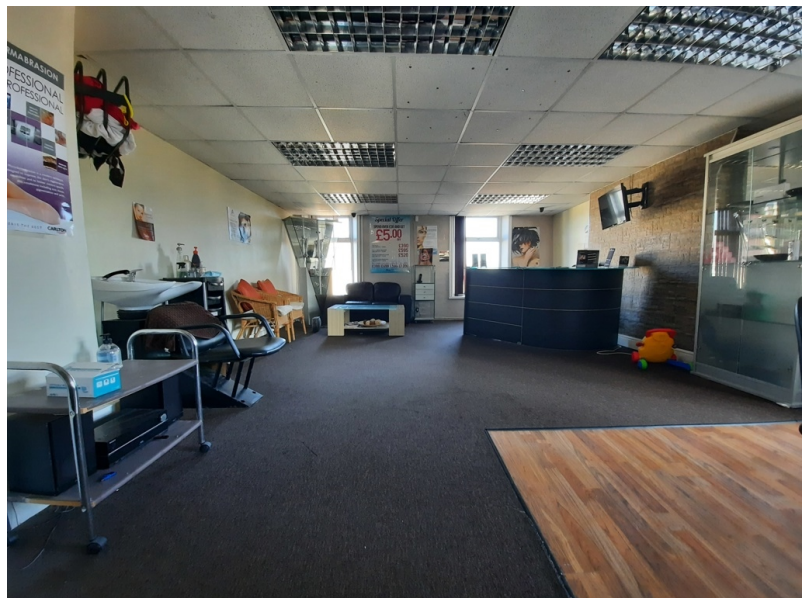
Treatment Room 2 5.85 sq.m 62.96 sq.ft

Treatment Room 3 11.92 sq.m 128.3 sq.ft

Kitchenette 5.39 sq.m 58.01 sq.ft

WC 2.36 sq.m 25.4 sq.ft

GIA: 65.63 sq.m 706.42 sq.ft



### Planning

It is the prospective Tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

### Rent

£700 pcm

### Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £3,650 per annum (2025/26). The ingoing Tenant is likely to be eligible for 100% Small Business Rates Relief and should contact Pendle Borough Council direct to confirm on 01282 661661.

### Services

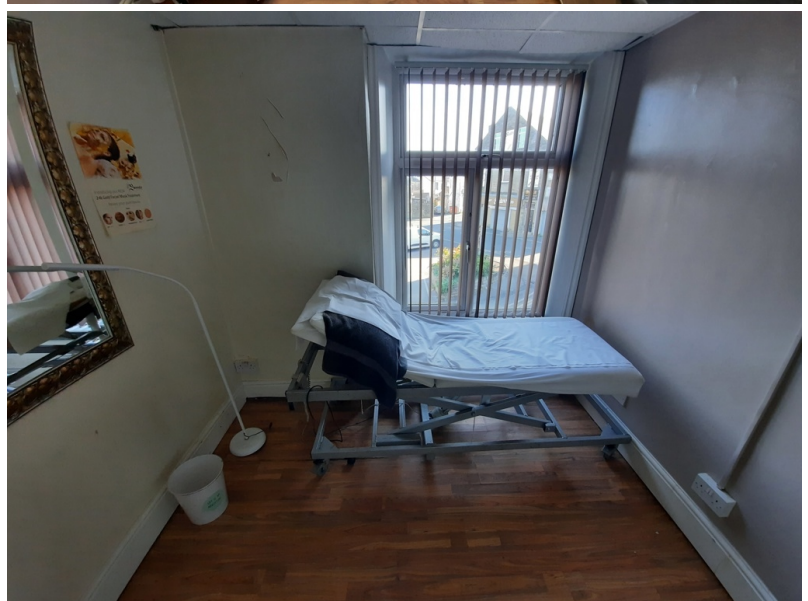
The property has the benefit of mains electricity and water.

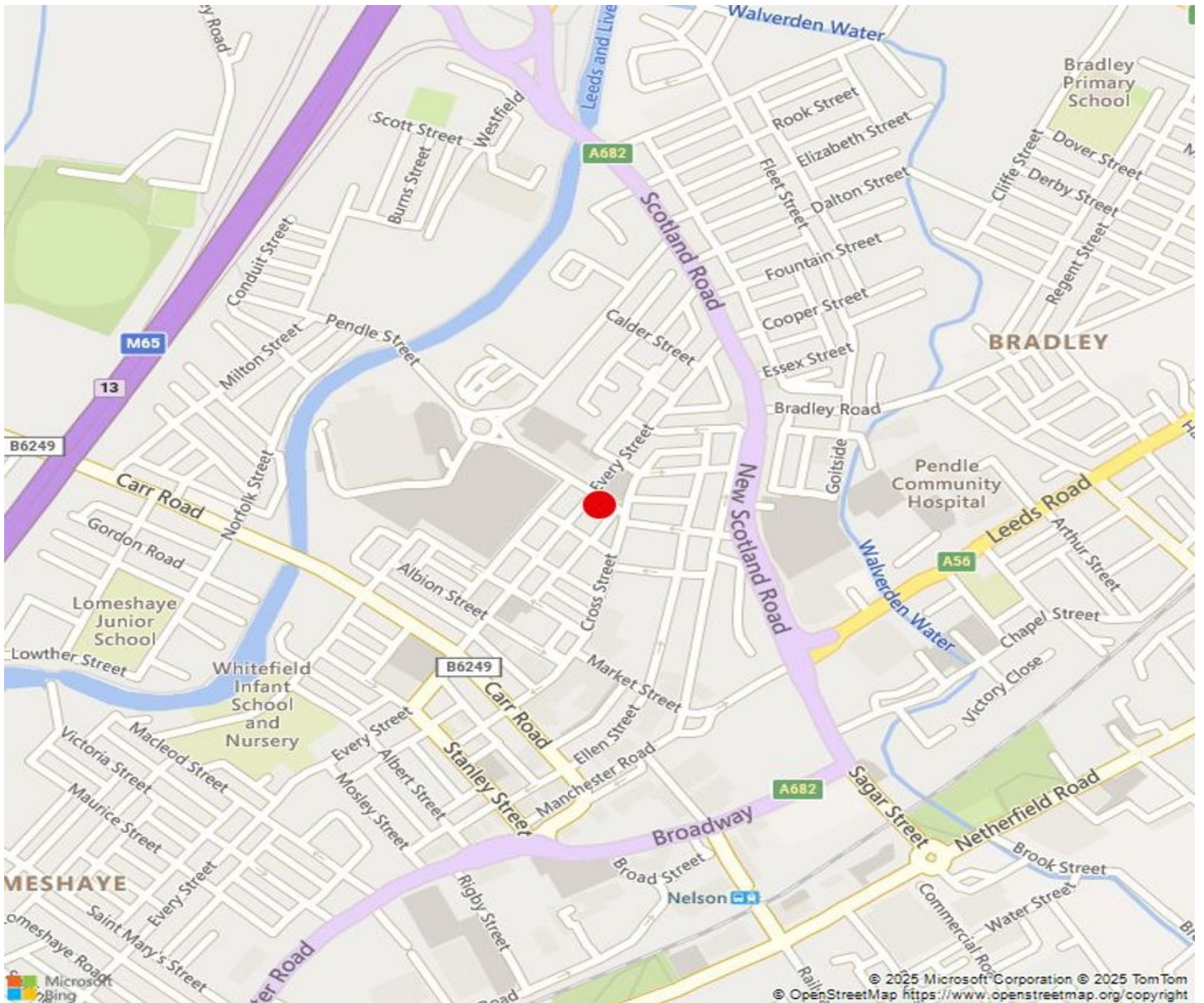
### Services Responsibility

It is the prospective Tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

### Terms

The property is available by way of a new lease for a term to be agreed.





## Additional Information

### Viewings

Petty Chartered Surveyors  
The Old Red Lion,  
Manchester Road,  
Burnley,  
BB11 1HH

### Legal Costs

Each party is to be responsible  
for their own legal costs.

### VAT

All Prices quoted are exclusive  
of, but may be subject to VAT  
at the prevailing rate.

### EPC

An Energy Performance  
Certificate is available upon  
request.

## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

