

# PROPERTY PARTICULARS INVESTMENT

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS  
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[www.tdawson.co.uk](http://www.tdawson.co.uk)

**FOR SALE**



**29 GLENFIELD ROAD  
NELSON  
BB9 8AP**

- Investment property producing £8,312 per annum.
- Ground floor lock up shop with separate first floor flat.
- Popular residential area.
- Long-standing tenants.

## LOCATION

Situated on Glenfield Road, a predominately residential area of Nelson town centre. The property is located between the junctions with Mayfair Road and Malvern Road.

Glenfield Road is accessed from Walton Lane which links with Leeds Road and provides access to Nelson town centre and all its amenities.

## DESCRIPTION

Two-storey mid-terrace property of traditional stone construction beneath a pitched slate roof.

The property has been divided to provide a ground floor lock up shop together with upper floor flat.

The shop provides a frontal sales area and rear prep/stores. External WC for the shop.

Accessed from the rear is an upper floor flat providing living room, single bedroom, kitchen and bathroom within the first floor. There is also a further bedroom within the attic with Velux window.

## ACCOMMODATION

### Shop

Frontal sales area	20.52 sq. m (221 sq. ft.)
Rear prep/stores	29.27 sq. m (315 sq. ft.)

**All areas are quoted net internal.**

### Flat

First Floor to comprise living room, single bedroom, kitchen and bathroom

39.68 sq. m (427 sq. ft.)

Attic bedroom 16.07 sq. m (173 sq. ft.)

**All areas are quoted on a gross internal basis.**

## EXTERNALLY

Small rear yard.

## SERVICES

All mains services are available. The shop and the flat are metered separately for utilities.

## SERVICES RESPONSIBILITY

It is the ingoing purchaser's responsibility to verify that all services are suitable for their requirements.

## PLANNING

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

## TENANCIES

Both the shop and the flat are let on informal tenancies. The residential tenant has been in occupation since 2017 and the shop tenant since 2020.

Current rental income as follows:-

Flat	<b>£80 per week</b>
Shop	<b>£346 per calendar month</b>

## RATING

The ground floor shop has the Rateable Value of £2,250 with effect from the 1<sup>st</sup> April 2026.

The flat is within Band A for Council Tax purposes.

## TENURE

Freehold we are informed.

## PRICE

**£95,000**

## VAT

VAT is not applicable.

## ENERGY PERFORMANCE CERTIFICATE

The shop at 29 Glenfield Road has an EPC Rating of C.

The flat at 29a Glenfield Road has an EPC Rating of D.

## LEGAL COSTS

Each party responsible for their own costs incurred.

## MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

## VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

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