

163 Lomeshaye Estate, Turner Road, Nelson, BB9 7DR

**TO LET**



## TO LET

**Use** - Office, Leisure

**Size** - 4,366 Sq ft

**Rent** - £33,500 p.a. + VAT

- 4,366 sq. ft. Former Nursery
- Flexible lease terms
- Available immediately
- D1 Planning permission granted
- Designated outside area



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

163 Lomeshaye Estate, Turner Road, Nelson, BB9 7DR

### Location

Lomeshaye Business Village is situated adjacent to junction 12 of the M65 motorway on the Lomeshaye Industrial Park, Nelson.

### Description

The property was previously occupied by Lomeshaye Village Day Nursery who ran a successful nursery here for over 20 years.

The unit is completely self contained with its own WC and kitchen facilities. It has been split into a number of different areas and also benefits from a large basement area.

The property is stone built and forms part of the larger Lomeshaye Business Village. It also benefits from large external play area to the front of the building.

### Accommodation

We have calculated that the property has a net internal area of 4,366 sq. ft. / 405 sq.m.

### Tenure

Leasehold

### Rental

£33,500 p.a. + VAT

### Lease Terms

Minimum lease period of 2 years.

### Rating

Available on request.

### Legal Costs

Each party to be responsible for their own legal costs

### Services

All mains services including gas are connected to the property.

### Planning

D1 - Non residential institutions

### Viewing

Strictly through agents

Taylor Weaver

(James Taylor)

01254 699030

[james@taylorweaver.co.uk](mailto:james@taylorweaver.co.uk)



[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030



Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040.  
MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.