

MULTI-USE AND LEISURE

The Portal, Bridgewater Close, Network 65
Business Park, Burnley, BB11 5TT
burnley@tdawson.co.uk

FOR SALE

**TRAINING CENTRE
SUITABLE FOR A VARIETY OF USES
(SUBJECT TO PLANNING CONSENT)**

**100 SEATER THEATRE
EXTENSIVE CAR PARK
NELSON BUS AND TRAIN STATIONS WITHIN 2 MINUTES' WALK**

2,987.72 SQ. M. (32,161 SQ. FT.)



**THE SUTTON BUILDING
NETHERFIELD ROAD
NELSON
BB9 9QL**

LOCATION

Situated on Netherfield Road at its junction with Brunswick Street at the edge of Nelson Town Centre.

Nelson bus and train stations are within two minutes' walk with the building having excellent access to the public transport network. Nelson Town Centre and all its amenities are also within walking distance.

Junction 13 of the M65 is within 0.6 miles, which links with the M6 and M61 south of Preston.

DESCRIPTION

Predominantly single-storey training centre property built in various sections, all of which are fully inter-communicating.

The main section from the car park is of portal frame construction providing future reception area from which various training workshops, conference rooms and offices are accessed.

From the reception area the middle section of the building provides further conference facilities with a fully fitted 100 seater theatre.

The rear section of the building to Netherfield Road is beneath a mansard roof and provides an exhibition hall, further workshop and training rooms plus canteen and kitchen facilities.

Along the Netherfield Road elevation at lower ground floor is a further entrance with office and plant room. Above the workshops in the frontal section are mezzanine teaching rooms.

Externally the building is clad in reconstituted stone to all elevations with an element of cladding.



ACCOMMODATION

Lower Ground Floor

111.46 sq. m. (1,200 sq.ft.)

Ground Floor

Incorporating workshops, offices, theatre, training rooms, exhibition hall, kitchen and canteen.

2,774.17 sq. m. (29,862 sq.ft.)

Mezzanine

Teaching Rooms

102.09 sq. m. (1,099 sq.ft.)

TOTAL GROSS INTERNAL FLOOR AREA

2,987.72 SQ.M. (32,161 SQ.FT.)

EXTERNALLY

The main car park to the frontage of the building provides 63 spaces. Further parking is available along the rear elevation in front of the lower ground floor offices providing c80 spaces in total.

SERVICES

All mains services are available including three phase electricity. The property is heated via a mixture of air conditioning and a gas fired hot water central heating system. It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

The property has a current rateable value of £128,000 we are verbally informed by the Local Authority. If the use of the property is changed then the rating assessment may have to be re-assessed in due course.

RESTRICTIVE COVENANT

The property is currently used within Class D1 of the Use Classes Order. It is the purchaser's responsibility to verify that their intended use is acceptable to the local Planning Authority. Further enquiries should be directed to the Planning Department of Pendle Borough Council on 01282 661661.

Pendle Borough Council have a restrictive covenant on the site limiting the use to a training centre. Negotiations to widen the covenant would be the responsibility of the purchaser.

TENURE

Freehold we are informed.

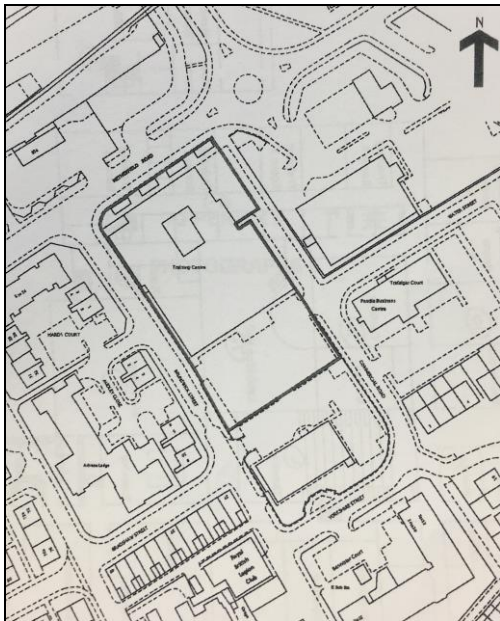
PRICE
OFFERS OVER £500,000.

VAT
The price is quoted exclusive of VAT which, if applicable, will be charged at the current prevailing rate.

AVAILABILITY
Vacant possession available.

ENERGY PERFORMANCE CERTIFICATE
An Energy Performance Certificate has been commissioned and a copy is available for inspection upon request.

LEGAL COSTS
Each party to be responsible for their own costs incurred.



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