

RETAIL

TO LET

**PROMINENT TOWN CENTRE RETAIL UNITS
FULL REFURBISHMENT PROGRAMME UNDER WAY**

**ALL INCLUSIVE TERMS
EASY IN AGREEMENTS**

UNITS FROM 17.19 SQ.M. (185 SQ.FT.)



**THE VICTORY MALL
LEEDS ROAD
NELSON
BB9 9UP**

LOCATION

Situated at the junction of Leeds Road and New Scotland Road within Nelson town centre.

The centre benefits from a high profile frontage with busy traffic and pedestrian footfall. The Victory Mall is opposite Pendle Rise Shopping Centre in the heart of Nelson town centre.

DESCRIPTION

New retail units within the ground floor of the The Victory Mall. The units will be within an arcade type development.

The majority of units will be accessed from a central pedestrian corridor however four of the units will benefit from their own external entrance from Scotland Road.

ACCOMMODATION

See Schedule.

SERVICES

All units will have the benefit of electricity. W.C's and kitchen facilities will be communal and will be managed and maintained via a service charge.

SERVICES RESPONSIBILITY

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

SERVICE CHARGE

A service charge is levied to cover the costs of management and maintenance of the common areas, security and management.

RENTAL

See Schedule.

The rental quoted is all inclusive with the exception of business rates, tenant's contents insurance and IT/phone if required.

LEASE TERMS

The units are available on flexible leases for a term of years to be agreed incorporating rent reviews at appropriate intervals.

RATING

The units will require assessing upon occupation. An estimate can be provided however it is likely that most of the individual units will benefit from small business relief.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

ENERGY PERFORMANCE CERTIFICATE

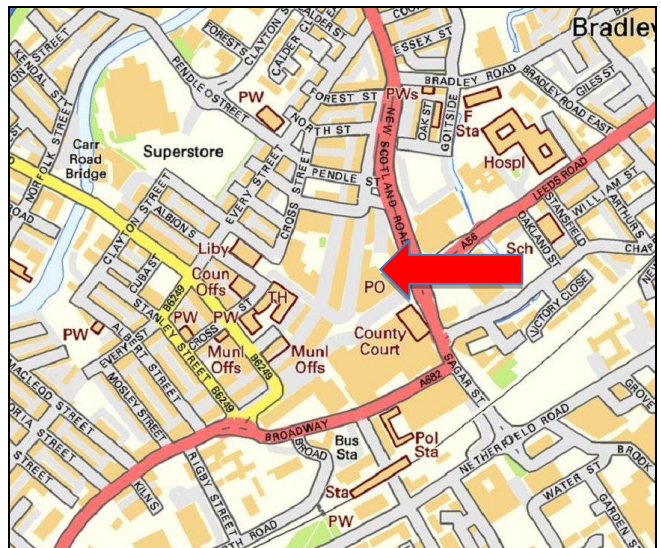
An Energy Performance Certificate has been commissioned and a copy is available upon request.

VAT

VAT is not applicable.

VIEWING

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



AVAILABILITY SCHEDULE

THE VICTORY MALL **NELSON**

UNIT NO.	(SQ.FT.)	ALL INCLUSIVE WEEKLY COST
1F	1,100	£185
2A	398	£95
3A	321	£90
4A	637	£125
5A	366	£90
6A	316	£80
7A	467	£100
8A	379	£90
9A	403	£100
10A	294	£90
11A	323	£85
12A	223	£70
13A	452	£100
14A	357	£95
15A	262	£75
16A	443	£100
17A	408	£95
18A	210	£75
19A	185	£70
2F	311	£125
3F	401	£105
4F	415	£110
5F	315	£100

Notes:

The figures quoted are weekly all inclusive rentals with the exception of business rates, tenant's contents insurance and IT/phone if required.

Units with the prefix A are accessed from the common internal pedestrian thoroughfare.

Units 1F to 5F benefit from their own external entrance.