



making property work for business



Showroom & Workshop Premises

For Sale/To Let

2-4 Turner Road, Lomeshaye Industrial Estate,

Nelson, Lancashire, BB9 6RT

Location

The property is located in Nelson, situated 4 miles to the north of Burnley. It benefits from its prominent location on the industrial estate off junction 12 of the M65, linking to the M6, 23 miles to the south west.

Description

Two purpose built car dealerships comprising respectively 8 car and 5 car display showrooms. Both properties provide workshop, offices, valet, and ancillary space.

Accommodation

The property comprises the following approximate gross internal areas:

Description	Sq Ft	Sq M
Building 1		
Showroom (& ancillary)	2,394	222.4
Workshop	2,971	276.0
FF Offices (& ancillary)	1,237	115.0
Offices	614	57.1
Valet	488	45.4
Total	7,705	715.9
Building 2		
Showroom	3,989	370.6
Workshop	4,526	420.5
Ancillary	79	7.4
Valet (& canopy)	883	82.1
Total	9,477	880.6
TOTAL GIA	17,182	1,596.5
Car Parking	Building 1	Building 2
Display spaces	50	66
General parking	19	31
Total	69	97
Site area	1.7 acres	0.69 hectares
Site density	23%	

Energy Performance

2 Turner Road – D82

4 Turner Road – D86

Tenure

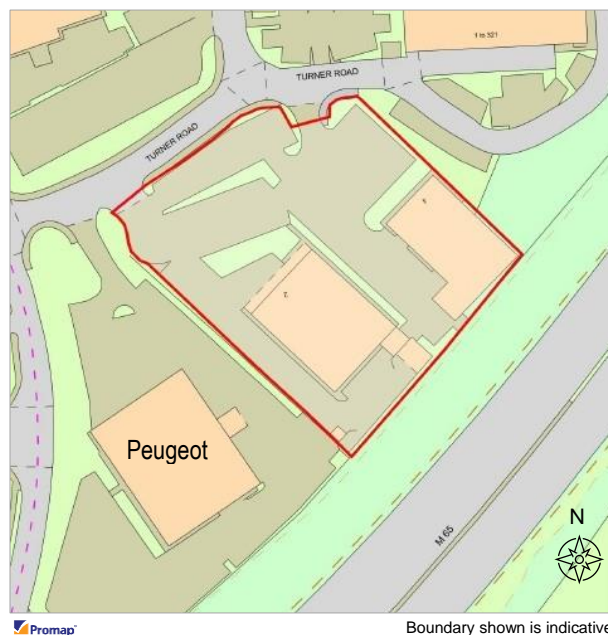
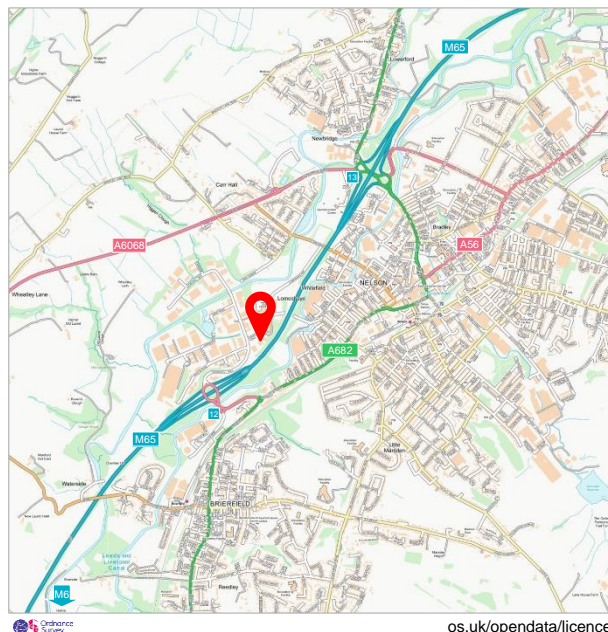
Available March 2021. Rent £100,000 per annum.
Freehold £1,100,000.

Viewing

In view of current working practice guidance, we are not conducting viewings until full details are provided of interested parties. The property can be adequately viewed from the adjoining highway. **No approaches are to be made to staff on site.**

Important Notice: Automotive Property Consultancy Ltd for themselves and for the Vendors of this property, whose agents they are given notice that: a) The particulars are intended to give a fair and substantially correct overall description for the guidance of the intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice; b) All descriptions, dimensions, areas, reference to condition and necessary permission for use and occupation and other details are in good faith, and are believed to be correct, but any purchaser should not rely upon them as statement of fact; c) No person in the employment of Automotive Property Consultancy Ltd has authority to give any representation or warranty whatsoever in relation to this property on behalf of either Automotive Property Consultancy or the Vendor d) No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

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