



TRAFALGAR HOUSE

Market Street | Nelson Town Centre
Lancashire | BB9 7QB

IMPOSING TOWN CENTRE LANDMARK BUILDING

SUITABLE FOR MANY USES

Residential | Leisure | Commercial Offices | Retail

FOR SALE OR TO LET

On behalf of





Description

Established in 1894 as the Nelson Technical School. Subsequent uses include a public library, science and art classrooms, chemical and physical laboratories. It has most recently been used as training and office space but has been vacant for nearly 15 years and is now in a seriously dilapidated condition.

It presents an ornate sandstone and granite facade to Market Street with plainer more restrained side elevations. It is not Listed but categorised as a Heritage Asset. It fronts the Whitfield Conservation area with neighbouring buildings which include the Old Library, the Town Hall and other Institutional Assets.



Former Library



Town Hall



Lord Nelson Hotel

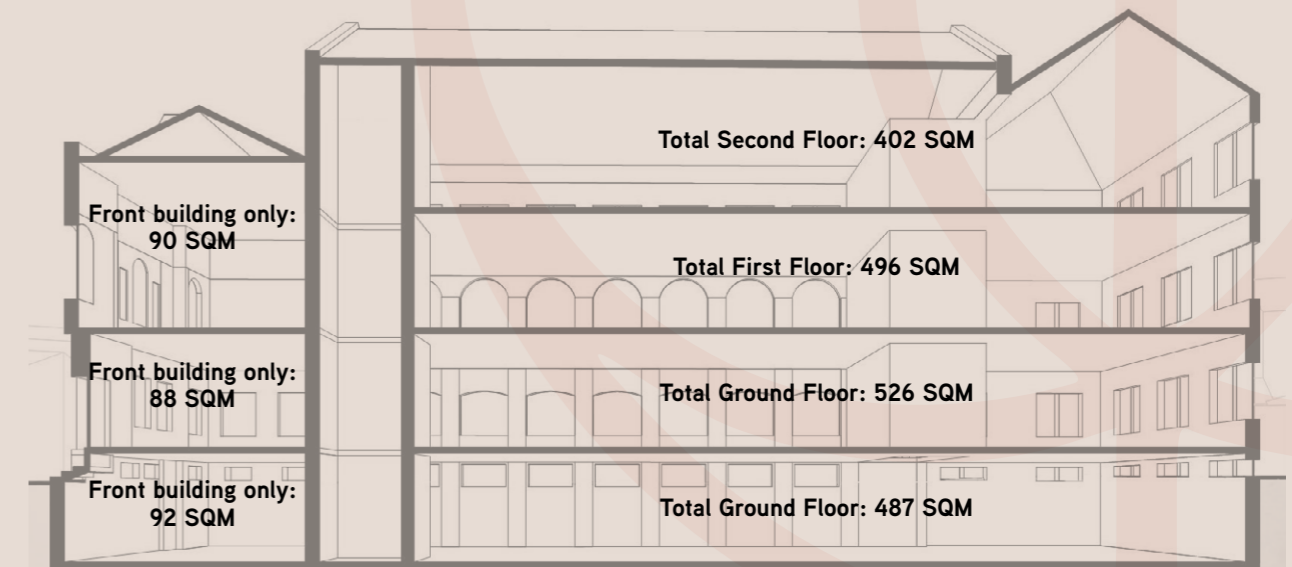


Former Bank

Impressive front of restrained Neo-Classical appearance

Front part- accommodation of approximately 975 Sq Ft on each of three floors. Rear part on basement ground and two upper floors with approximately 5,150 Sq Ft on each floor.

TOTAL ACCOMMODATION 20,500 SQ FT
SITE AREA 1,013 SQ YARDS (0.2 OF AN ACRE)



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Possible uses include:

RESIDENTIAL, LEISURE

(FOOD & BEVERAGE,
HOTEL, SPORTS/GYM,
ARTS/COMMUNITY)

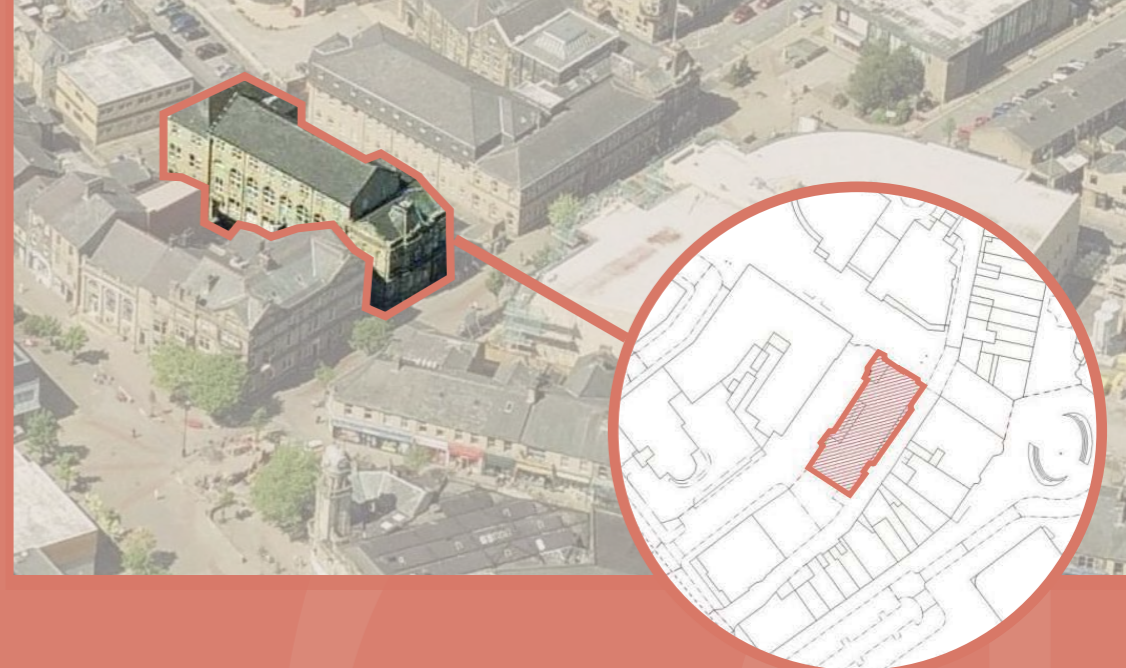
COMMERCIAL OFFICES, RETAIL, WORKSHOPS

The condition of the rear of the property is such that the Council is planning the demolition leaving it as a cleared site.



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Price

Offers are invited for the freehold interest.
For a letting the vendor is prepared to consider a significant contribution towards remedial works to enable the property to be brought back into use.

Viewing

Due to the condition of the building internal inspections are not possible.

Anti-Money Laundering Regulations

Any prospective purchaser will need to be verified for Anti-Money Laundering Regulation purposes with clear evidence of proof of funding.

For further information,
please contact the sole agent:

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PARKER

& COMPANY

**CHARTERED SURVEYORS
COMMERCIAL ESTATE AGENTS**

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