

TO LET/FOR SALE



Double fronted, two storey stone built retail premises

4 New Market Street, Clitheroe, Lancashire, BB7 2JW

- ❁ Substantial retail premises which has traded as an outdoor clothes shop for over 30 years
- ❁ Attractive stone built double fronted retail accommodation
- ❁ First floor stockroom with storage, staff kitchen and private office
- ❁ Restricted on street car parking available directly in front of the site
- ❁ Ideal for clothes shop, wine bar or restaurant (subject to obtaining the necessary planning)
- ❁ Imposing stone building in a prominent location close to Clitheroe market and the large council car park
- ❁ Former Corn Exchange of attractive stone construction positioned close to Clitheroe market
- ❁ Highly prominent position in Clitheroe being close to Harry Garlicks, Althams Travel, Byrnes Wine Shop & Dawsons Department Store
- ❁ No VAT payable in relation to the rent or purchase price

Location

The property is located on New Market Street close to Althams Travel, Harry Garlicks and Clitheroe Market.

Clitheroe has a population in excess of 14,000 residents and is in the borough of the Ribble Valley approximately 10 miles from the towns of Blackburn & Burnley.

New Market Street is the access road to Clitheroe Market and a substantial car park also being close to the Train Station and Dawsons Department Store.

Description

A substantial stone built retail premises which has been home to Ken Vareys outdoor clothing for over 30 years.

The property was originally built as a Corn Exchange and is of attractive stone construction in a prime location adjoining the market in the heart of Clitheroe town centre.

The building comprises of a semi-detached two storey retail premises which has traded as an outdoor clothing store for many years. The accommodation offers two substantial open plan showrooms on the ground floor together with two large stock rooms on the first floor, staff room, kitchen and toilets.

The property is well appointed internally with feature flooring, air conditioning, retail lighting and is in good decorative order.

Externally there is a small courtyard providing an area for refuse together with on street car parking directly in front of the site.

Accommodation

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Ground Floor - Mains Sales Area	5.2m x 9m	503.8	46.8
Ground Floor - Rear Sales Area	4.6m x 13.5m	668.4	62.09
First Floor - Storage	3.3m x 6.5m	231.4	21.5
First Floor Stockroom 1	6.7m x 6.6m	475.8	44.2
First Floor Stockroom 2	5.7m x 4.7m	288.5	26.8
Staff Room, Kitchen & W/C	4.3m x 2.8m	129.2	12
GIA		2297.1	214.2

Terms

Purchase Price - £450,000

Rental Price - £40,000 per annum

Vat

We understand the rent and purchase price in relation to this property are not subject to VAT.

A prospective buyer/tenant must however check and verify this information prior to making a legal commitment.

Business Rates

To be assessed.

A prospective tenant/purchaser must contact Ribble Valley Borough Council on 01200 425 111 to confirm full details.

Outgoings

In addition to the rent and any business rates liability the tenants are to be responsible for all services connected to the property including water rates and the buildings insurance which will be recharged by the landlords.

Services

We have been informed that the property has the benefit of all mains electricity and water.

Service Responsibility

It is the prospective tenant/purchaser's responsibility to verify that all services/appliances are safe and in full working order being suitable for purpose and adequate for their needs.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

Please contact the agents:

Kelly McDermott

01282 428486

kelly@whiteacres-property.co.uk

Jonathan Wolstencroft

01282 428486

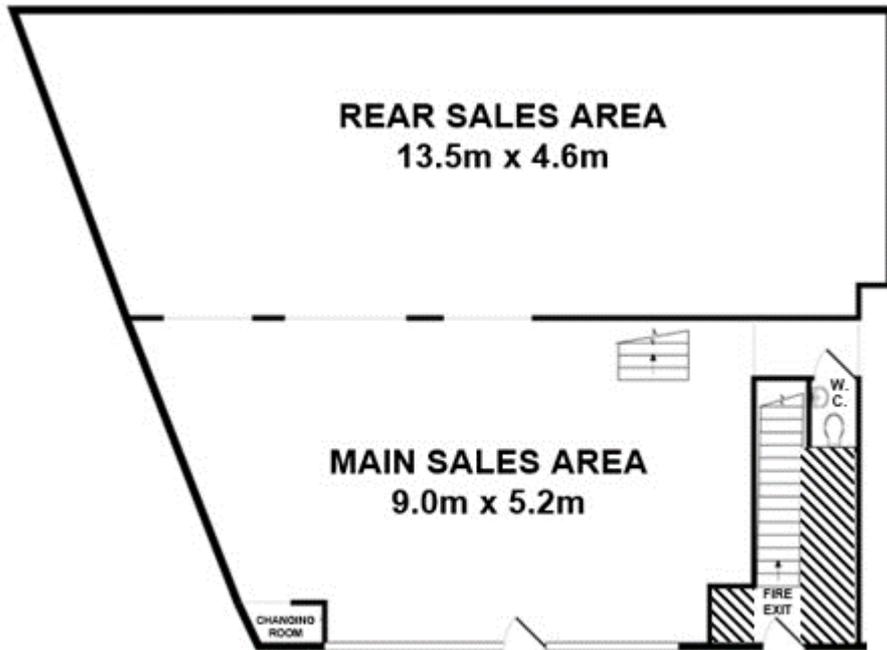
jonathan@whiteacres-property.co.uk

Whiteacres Property

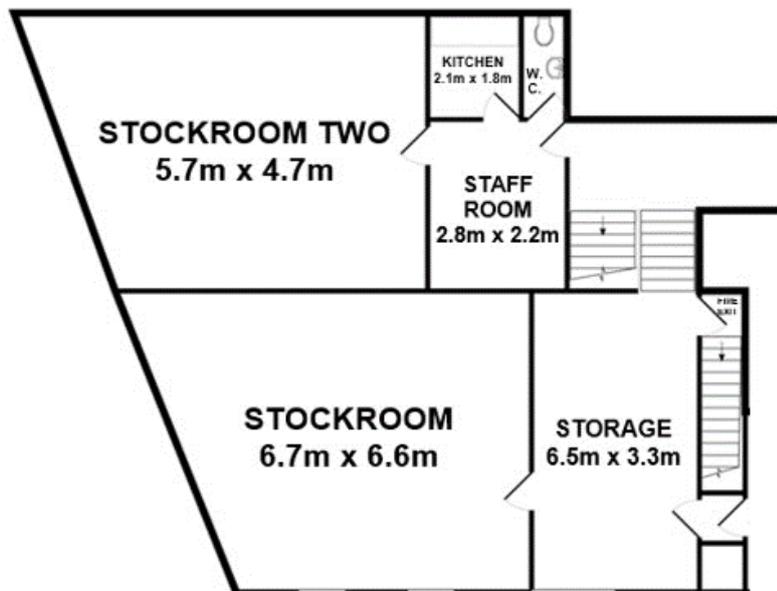
10 Church Steet, Padiham, BB12 8HG



GROUND FLOOR



FIRST FLOOR



ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate Non-Domestic Building



2-4 Newmarket Street
CLITHEROE
BB7 2JW

Certificate Reference Number:
9396-3098-0489-0000-3995

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

52

This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	204
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	84.84
Primary energy use (kWh/m ² per year):	489.16

Benchmarks

Buildings similar to this one could have ratings as follows:

33 If newly built

98 If typical of the existing stock