

FOR SALE



Three storey retail/offices in superb, prime town centre location, extending to 584 sq ft

6 King Street, Clitheroe, Lancashire, BB7 2EP

- ✿ Prime town centre retail/office premises in popular market town of Clitheroe
- ✿ Positioned close to WH Smiths, Timpsons, Fat Face and Specsavers
- ✿ Gas central heating, fluorescent lighting, Baxi combination boiler
- ✿ High speed internet available in this location
- ✿ Premises extending to approximately 584 sq ft
- ✿ Three storey office accommodation in heavily trafficked position
- ✿ Superb investment opportunity available with vacant possession
- ✿ No VAT on the purchase price

PRICE REDUCED

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is situated on King Street in the centre of Clitheroe close to the junction with Castle Street.

The premises are positioned opposite Specsavers and close to Fat Face, W H Smiths and the main Post Office.

Clitheroe is an affluent market town and has a growing population in excess of 14,000 residents being in the borough of Ribble Valley, approximately ten miles from the towns of Blackburn and Burnley.

Description

A rare opportunity to purchase a stone built three storey retail/office premises in a prime location on King Street close to a number of local and national retailers.

The property is positioned close to the junction with Castle Street in a highly visible position.

The property is well presented with its accommodation arranged over three floors.

The ground and first floor provide open plan office/retail space with kitchen and toilet facilities on the second floor. The premises has gas fired central heating from a Baxi combination boiler and benefits from good natural light from several mock sash windows.

The accommodation provides quality suites accommodation over three floors with a kitchen and toilet facilities on the top floor.

Accommodation

The accommodation has been measured on a gross internal basis and extends to the following approximate areas

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Ground Floor	6.5m x 3.7m	258.8	24.04
First Floor	4.3m x 3.5m	161.9	15.04
Second Floor	3.9m x 3.5m	147	13.66
Kitchen	2m x 0.8m	17.2	1.6
GIA		584.9	54.34

Terms

Whiteacres have been verbally informed that the property is available on a Freehold basis.

Price

£260,000

Vat

Whiteacres have been verbally informed that the purchase price quoted is not subject to VAT.

Services

We understand the property has the benefit of all mains services.

Service Responsibility

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

Legal Costs

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

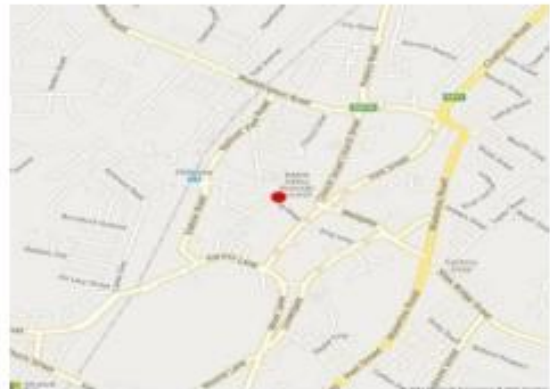
Viewings

Please contact the agents:

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01282 428486
jonathan@whiteacres-property.co.uk

Whiteacres Property
Church House,
10 Church Street,
Padiham,
BB12 8HG



Ground Floor

Approx. 24.7 sq. metres (265.4 sq. feet)



Total area: approx. 24.7 sq. metres (265.4 sq. feet)
For illustration purposes only - not to scale

First Floor

Approx. 19.9 sq. metres (214.5 sq. feet)

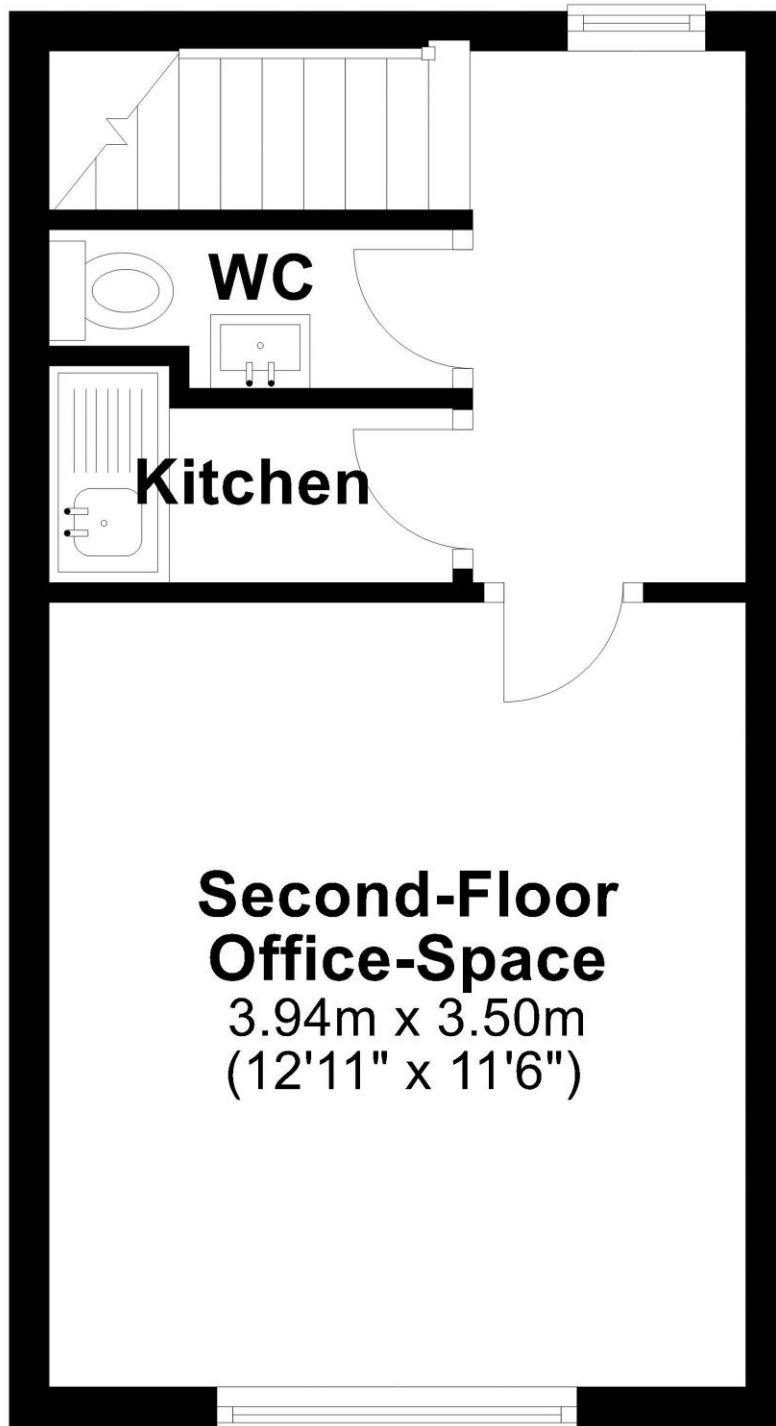


Total area: approx. 15.3 sq. metres (164.7 sq. feet)

For illustration purposes only - not to scale

Second Floor

Approx. 15.6 sq. metres (167.6 sq. feet)



Total area: approx. 15.6 sq. metres (167.6 sq. feet)

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