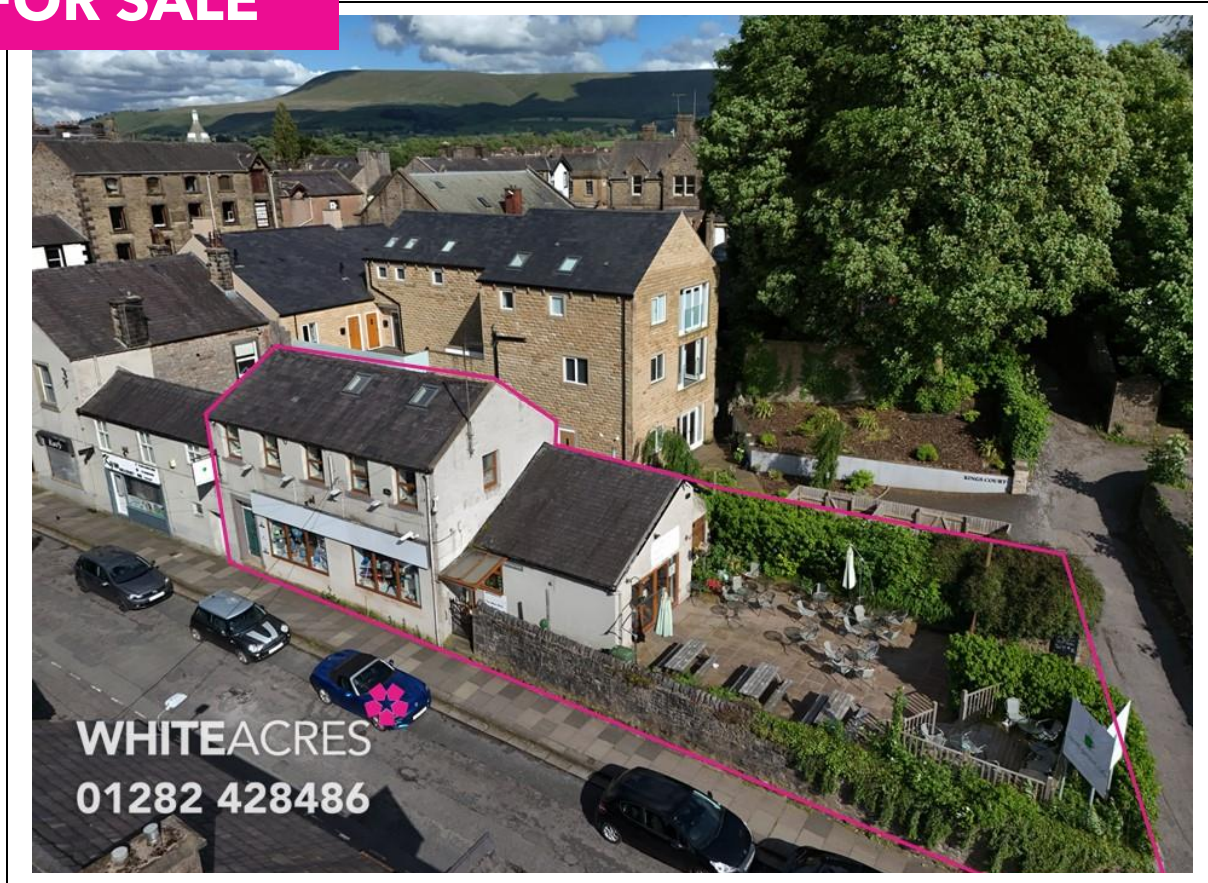


FOR SALE



Substantial retail premises in popular Ribble Valley location

New Market House , 3 New Market Street, Clitheroe, BB7 2JW

- ❁ Two storey retail premises in prime Ribble Valley location
- ❁ Previously traded as a wool shop and coffee shop/restaurant
- ❁ Potential to convert the first floor into an apartment (STP)
- ❁ Site available with full vacant possession
- ❁ On street car parking and substantial pay and display directly opposite the site
- ❁ Substantial site positioned close to Clitheroe Market and Booth's Supermarket
- ❁ Superb courtyard providing outside seating for 30-40 covers
- ❁ Previously had planning consent for a substantial retail unit and two apartments to be constructed on the courtyard
- ❁ Ideal site for restaurant, wine bar or café

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

Location

The property is located in a prime position in the heart of Clitheroe Town Centre on New Market Street.

Clitheroe has a population in excess of 16,000 residents and is in the borough of the Ribble Valley approximately 10 miles from the towns of Blackburn and Burnley.

New Market Street is the main route through to Clitheroe market with other traders in the vicinity including Byrne's Wine Shop, Harry Garlick's, Specsavers and Fat Face.

Description

A substantial two storey retail property in a prime position opposite Clitheroe market and a substantial pay and display car park.

The property comprises of a two storey retail premises together with a large single storey extension that has traded as a retail premises for many years with a café/restaurant on the side.

The property offers open plan retail accommodation on the ground floor with W/C facilities. The first floor provides fully open plan environment open to the eaves which would easily convert into a top-spec apartment (STP).

To the side of the site is a single storey extension which has traded as a coffee shop/restaurant for many years and provides indoor and outdoor seating with a fantastic courtyard to the side of the property.

The site previously had planning consent for the construction of a new retail unit on the car park together with two, two bedroomed apartments on the upper floors.

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 Retail	9.1m x 4.9m	476.8	44.2
Ground Floor Café Area	7.7m x 5.2m	428.4	39.7
First Floor Retail	10.0 x 5.1m	547.7	50.8
GIA		1,452.9	134.7

Purchase Price

Offers in the region of £425,000.

Vat

Whiteacres have been advised that the purchase price in relation to this property is not subject to VAT, however this information must be checked and verified by a prospective purchaser.

Business Rates

We have been informed by the valuation office website that the Rateable Value for property is £9,700 per annum.

The prospective purchaser is likely to benefit from small business rates relief but must contact Ribble Valley Borough Council on 01200 425 111 to confirm eligibility.

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.

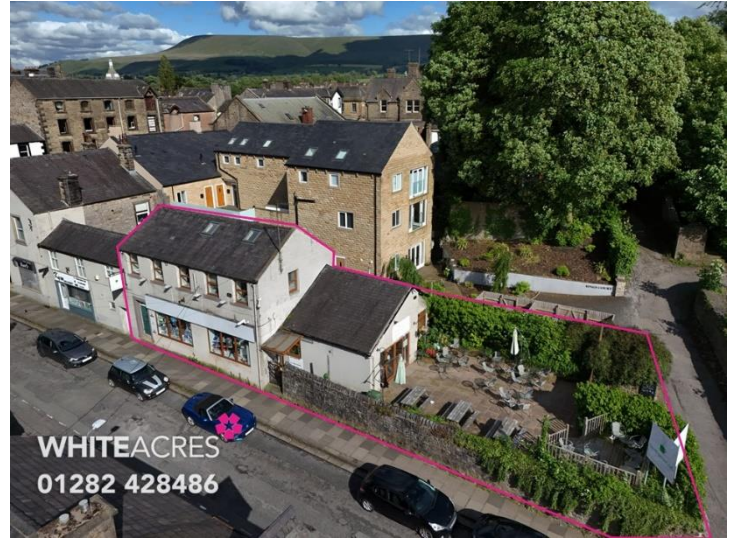
Viewings

Please contact the agents:

Kelly McDermott
01282 428486
kelly@whiteacres-property.co.uk

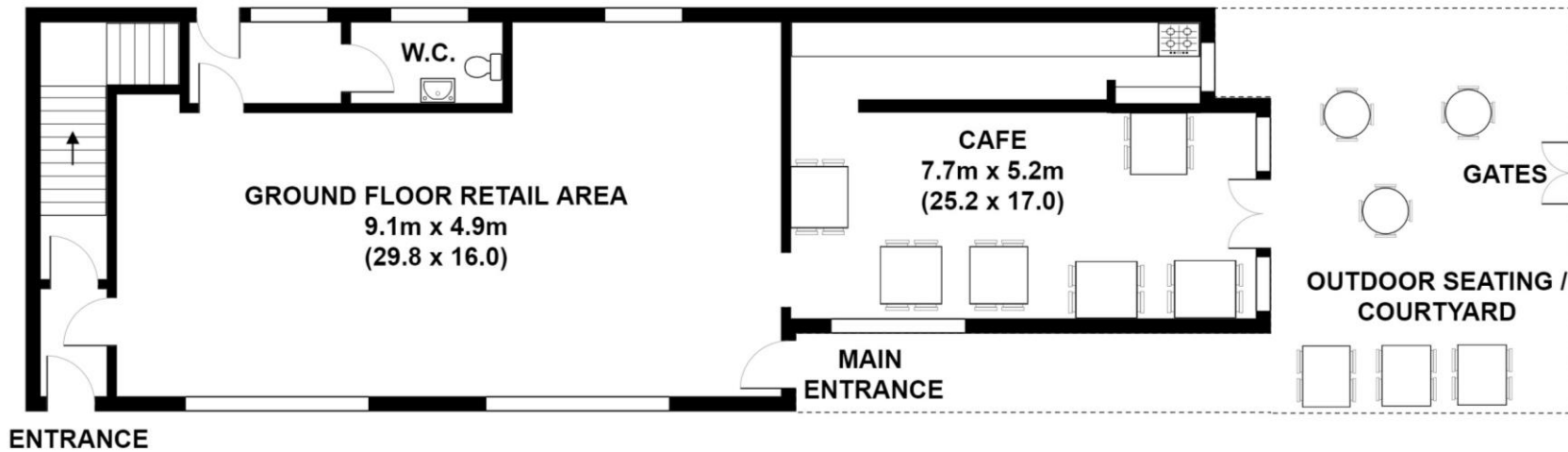
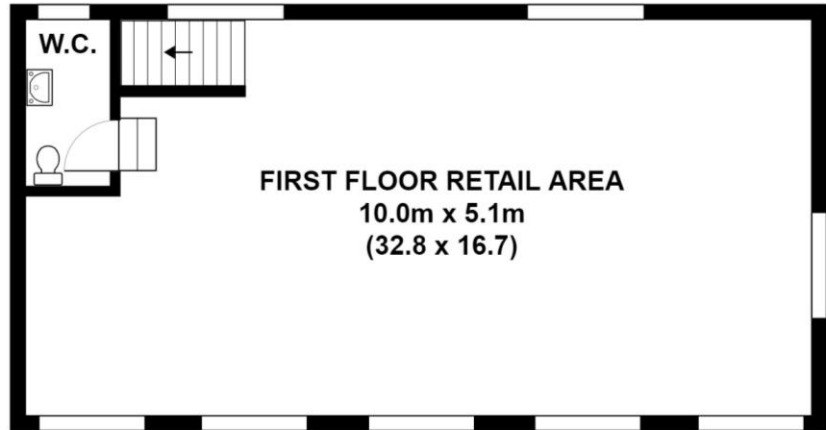
Jonathan Wolstencroft
01282 428486
jonathan@whiteacres-property.co.uk

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





TWO STOREY RETAIL / CAFE PREMISES
(Approx 134.9 sq meters 1,452.9 sq ft)



FOR ILLUSTRATION PURPOSES ONLY - NOT TO SCALE

