

FOR SALE

**35
MOOR LANE
CLITHEROE
BB7 1BE**

- RETAIL UNIT
- BUSY TOWN CENTRE LOCATION
- SOLD WITH VACANT POSSESSION
- 1,230 SQ.FT (114.27 SQ.M)



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Location

The property is located in the sought after Town of Clitheroe in the Ribble Valley, Lancashire. It occupies a prominent position in the town centre fronting the busy Moor Lane and benefits from high footfall.

Description

The property comprises a mid terrace retail unit with accommodation over three floors.

The ground floor benefits from a large glazed shopfront and currently provides a well presented bar area benefitting from painted plaster walls and ceilings and recessed LED spotlights. There is a further seating area with a wood burning stove to the rear of the ground floor as well as a disabled w/c.

To the first floor is a further seating area and female w/c's.

The lower ground floor can be accessed via stairs from the ground floor but also has its own entrance from Lowergate and provides useful stores and male w/c's.

The property benefits from mains electricity, water and drainage.

Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Ground Floor	560	52.03
First Floor	296	27.47
Lower Ground Floor	375	34.80
Total Approximate NIA	1,230	114.30

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

The property has been assessed for uniform business rates with a rateable value of £6,800.

EPC

The property has been assessed with an EPC rating of D (90).

Terms

The property is offered For Sale with vacant possession being available on completion.

Price

£200,000

VAT

The prices and/or rentals quoted are exclusive of VAT (if applicable)

Legal Fees

Each party is to be responsible for their own legal costs incurred in any letting/selling transaction.

Viewing

For further information or should you wish to arrange a viewing, please contact the sole letting/selling agents:

Lily Garside

Direct Line: 01484 477600

Email: lily.garside@walkersingleton.co.uk

Mathew Bower

Direct Line: 01484 477600

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