

PROPERTY PARTICULARS

RETAIL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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FOR SALE



NORTH STREET CLITHEROE BB7 1PG

- Retail unit
- Adjacent to North Street car park
- 1,938 sq. ft.
- Forecourt parking

LOCATION

The property has frontage to North Street and the adjacent North Street car park, situated off Chatburn Road and Waterloo Street in the heart of the town centre.

The surrounding uses are predominantly retail and leisure and the site is within walking distance of all the town centre amenities.

DESCRIPTION

Single-storey brick built property, with rendered elevations and a pitched profiled metal roof. Frontal forecourt with parking for three/four cars, with the North Street pay and display car park opposite.

Internally, divided into two inter-connecting bays, two roller shutter doors to the frontal forecourt and internally an open plan sales area with rear toilets and office.

ACCOMMODATION

The gross internal area is 180.04 sq. m. (1,938 sq. ft.)

SERVICES

All mains services are connected including gas. It is the purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

No business rates are currently payable under the Small Business Rate Relief Scheme.

PLANNING

The immediate past use is as a retail unit for the sale of carpets, which falls within Class E of the new Use Classes Order. Applicants should satisfy themselves that their intended use is acceptable to the local planning authority who can be contacted on 01200 425111.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available upon request.

TENURE

Freehold.

PRICE

Offers in the region of £250,000

VAT

No VAT is payable.

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF CEJ YM 2403.13374 Email caroline@tdawson.co.uk**

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