

PROPERTY PARTICULARS INVESTMENT

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

FOR SALE



**54 MOOR LANE
CLITHEROE
BB7 1AJ**

- Freehold Town Centre Investment Opportunity
- Adjacent to Holmes Mill Complex and Opposite Sainsbury's Food Store
- Open Plan Ground Floor Sales Area 1,500 Sq. Ft.
- Extremely Prominent Position

LOCATION

Fronting Moor Lane just off Whalley Road, which is a main entry into the shopping area of Clitheroe town centre. The site is adjacent to the popular Holmes Mill complex and immediately opposite a Sainsbury's food store and The Emporium Wine Bar and Eatery.

DESCRIPTION

A single-storey premises with concrete elevations under a flat bitumen felt roof.

Internally, the premises provide an open plan retail/showroom sales area with corner WC. There are three quarter length glazed windows to the Moor Lane frontage and, internally, there is a tiled floor and suspended ceiling with recessed lighting.

ACCOMMODATION

The net internal area is 1,510 sq. ft. incorporating a corner WC.

SERVICES

All mains services are available with the exception of 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.

PLANNING

The premises have for a long period been utilised as a showroom for the retail sale of kitchens and ancillary items. We understand this to fall within Class E of the Use Classes Order of the Town & Country Planning Act. However, further enquiries should be directed to Ribble Valley Borough Council on 01200 425111.

RATING

The rateable value is £11,750. Details of net payments and enquiries should be directed to Ribble Valley Borough Council who can be contacted on 01200 425111.

TENANCY

The premises are leased to Fortress Kitchens Limited for a term of six years with effect from 11 October 2023 at a rental of £16,800 per annum. The lease makes provision for an upward only rent review on the third anniversary. The tenant has an option to terminate the lease on the third anniversary.

TENURE

Understood to be Freehold.

PRICE

£275,000

VAT

We understand VAT will not be charged on the sale price.

ENERGY PERFORMANCE CERTIFICATE

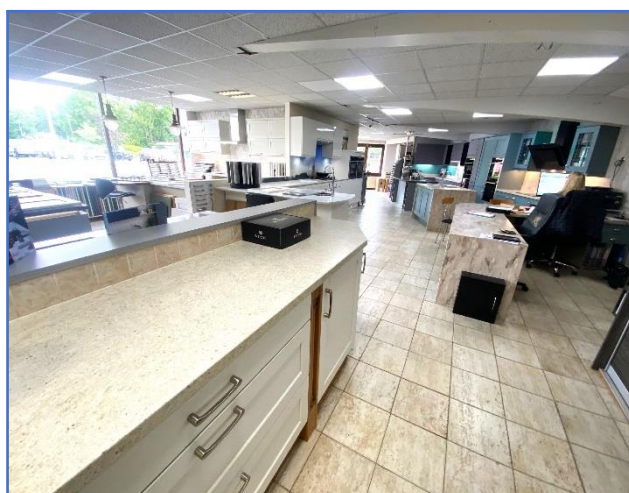
An Energy Performance Certificate has been commissioned and a copy will be made available upon request.

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 JBR YM 2407.13421 Email jason@tdawson.co.uk**



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