

# PROPERTY PARTICULARS INVESTMENT

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01254 681133**

[www.tdawson.co.uk](http://www.tdawson.co.uk)

## FOR SALE



**BUSINESS NOT AFFECTED**

**97A KING STREET  
WHALLEY  
CLITHEROE  
BB7 9SW**

- Rare opportunity in the centre of Whalley.
- Rental growth potential.
- Ground floor sales 798 sq. ft.
- Rear parking.
- Let until August 2025 to existing tenant.
- Redevelopment potential.

## LOCATION

The property has a substantial frontage to King Street, the main thoroughfare through Whalley village. Whalley is one of the most sought after village locations both for residents and retailers, with a vibrant and rapidly expanding residential population. Whalley has become a destination location for leisure and retail activities.

## DESCRIPTION

Single-storey brick built property with a pitched tiled roof and car parking to the rear.

Internally large open plan sales area with rear services, suspended ceilings and integral lighting.

The property has the benefit of a forecourt to King Street and on-street parking is available immediately in front of the premises.

The property has redevelopment potential in due course.

## ACCOMMODATION

Ground floor sales 798 sq. ft.  
(Including kitchen and WC)

## SERVICES

All mains services are connected. It is the prospective 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 currently have E classification (Shop).

## RATING

The property is listed as having a rateable value of £17,500.

## LEASE

Let to A Shaikh Esq until 16 August 2025 at a rental of £19,600 per annum.

**BUSINESS NOT AFFECTED.**

In comparison to other properties in the vicinity the current rental is below market value and has the potential for growth in the future.

## TENURE

Freehold.

## PRICE

**£395,000**

## VAT

VAT will not be applicable to the price.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

Energy Rating B (47). The Certificate is valid until 19 February 2033 and can be made available upon request.



## VIEWING

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