



INGHAM & YORKE
Chartered Surveyors & Land Agents

WHITEACRES

21 Church Street, Clitheroe, BB7 2DF

21 Church Street, Clitheroe

TO LET

£35,000 / year

Guide Price

or

FOR SALE

£650,000

Guide Price

INGHAM & YORKE

WHITEACRES





TO LET / FOR SALE

PROPERTY TYPE

🏠 Office with residential apartment

Key features

- Iconic Georgian property situated in a prominent position in the heart of old Clitheroe.
- Offices extending to approximately 2,186.1 sq ft (203.1 sq m) separated into 9 individual rooms, with a large reception, together with a bathroom, kitchen and extensive cellar.
- Integral one bedroom apartment (with separate access), with kitchen, bathroom and large sitting room.
- Car park with parking for four vehicles together with on street restricted parking to the front of the building.
- Would suit a variety of uses including conversion into a large residential property, subject to planning permission.
- The property would suit, for example, professional services or private medical clinics.
- Clitheroe is a vibrant town with a variety of retail and professional businesses.



A Georgian property oozing charm and character and offering great versatility, situated in a prominent position in the heart of Clitheroe, next to St. Mary's Church. Formerly a solicitor's office, including a separate one-bedroom apartment, this unique building will appeal to those looking to expand their business, downsize, or potentially convert it into a smart residential home. Seldom do properties on Church Street come to the market and this represents a rare opportunity that is expected to generate much interest.

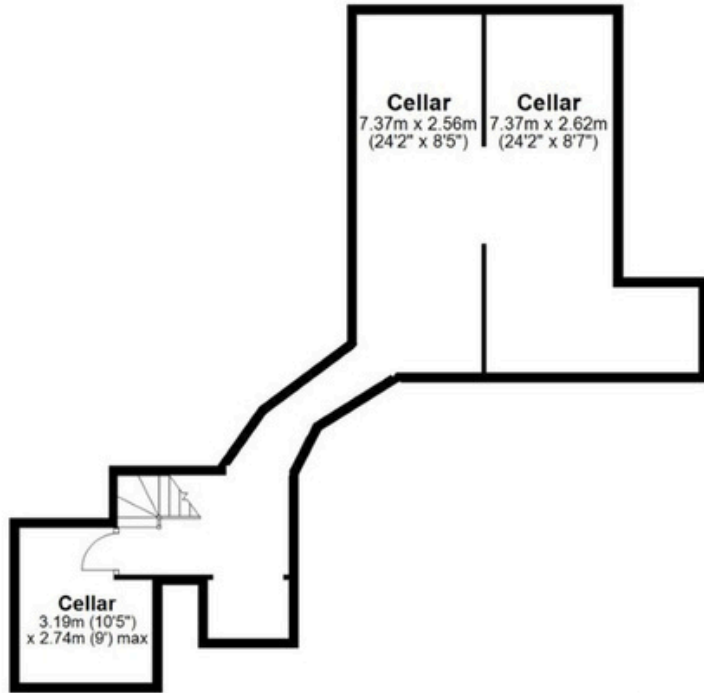
Built in 1808, and Grade II listed, 21 Church Street retains many of its period features, including an impressive cellar, stone mullions, and period fireplaces. Natural light flows into the building from the large windows at the front of the property.

Located in the heart of Clitheroe town centre, it's an iconic building with the added benefit of a small car park and on-street restricted parking. Clitheroe offers excellent connectivity, with direct rail services to Manchester and Blackburn, and convenient access to the regional motorway network via the A59 and M6. There are a variety of retail and professional businesses as well as a local market which attracts interest from visitors from far and wide.

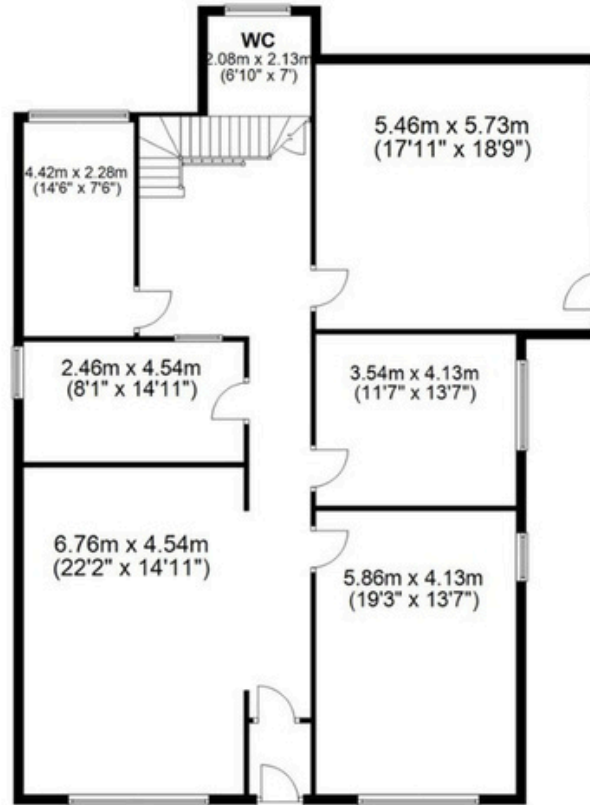




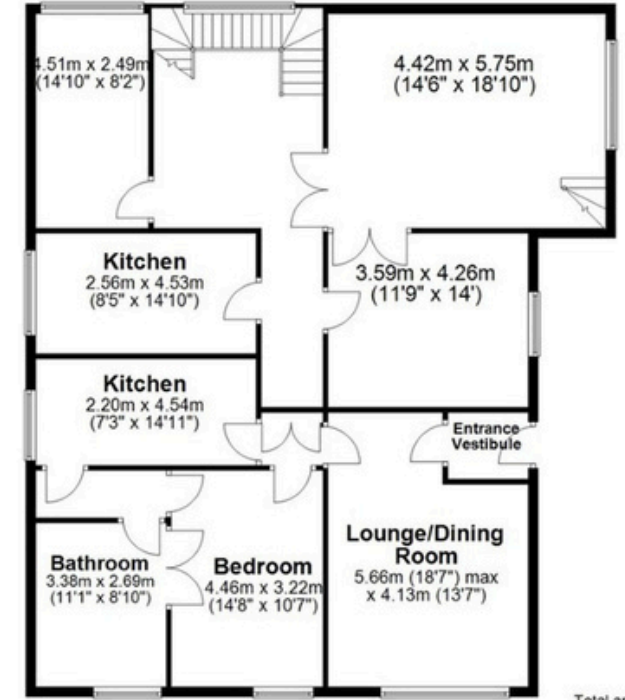
Basement



Ground Floor



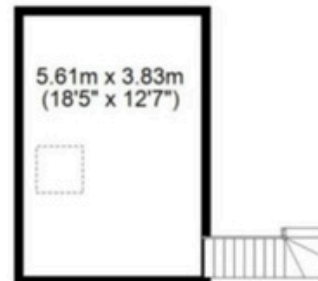
First Floor



Total area: a

DESCRIPTION	SQ FT	SQ M
Commercial Office		
Ground Floor (multiple offices, storage & toilets)	1,356.3	126
First Floor (multiple offices & kitchen)	600.6	55.8
Second Floor Storage	229.2	21.3
GIA (excluding cellar)	2,186.1	203.1
Apartment		
Lounge	274.5	25.5
Bedroom	159.3	14.8
Kitchen	109.8	10.2
Bathroom	97.9	9.1
GIA	641.5	59.6
Total GIA	2827.6	262.7

Second Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. Plan produced using PlanUp.

Sale Terms

- Whole property only (not to be split), including four car parking spaces.
- Guide Price £650,000, the vendor may seek best and final offers depending on levels of interest.
- The property is offered freehold with vacant possession of office area only. Residential apartment currently on an rolling periodic Assured Shorthold Tenancy, vacant possession achievable subject to statutory notice being served on the tenant.
- Right of access retained to the further private car parking spaces and also to adjoining private residential property.
- Change of use subject to planning permission.
- VAT is not payable on the sale price.

Commercial Lease Terms

- Offered on a maximum 3 year Full Repairing and Insurance Lease, contracted out of the security provisions of the Landlord and Tenant Act.
- Inclusive of 3 car parking spaces only.
- £35,000 / year paid monthly in advance, the services and insurance will be recharged on a usage basis on a quarterly basis.
- From the Valuation Office Website the Rateable Value for the property is listed as £17,500 per annum, with rates payable being £8,732.50 per annum.
- The residential apartment will not part form part of the commercial lease terms and will be retained by landlord.
- The electricity and gas will be recharged on a basis to be agreed at the start of the lease.
- Tenant contribution to the preparation of lease agreement.
- VAT is not payable on the rent.

Notes

- None of the services have been checked by the vendor or their agent. No asbestos survey has been completed.
- Money Laundering Compliance: Buyers must provide ID and proof of address in line with 2017 regulations before offers can be accepted.
- EPC available upon request.

Viewings Strictly by appointment

Directions

What3words

tones.surveyors.obligated



Disclaimer: All details provided in good faith. Buyers must verify all information and rely on their own investigations. Subject to contract.

Ingham & Yorke LLP for themselves and as agents for the vendors or lessors of this property give notice that: All descriptions, plans, dimensions, references to condition, or suitability for use, and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any electrical or other appliances at the property have not been tested nor have the drains, heating plumbing or electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract. No person in the employment of Ingham & Yorke LLP has any authority to make or give any representations or warranty whatsoever in relation to the property and all discussions regarding the property referred to in these particulars are subject to contract. These particulars are produced as a general outline and for the sole purpose of enabling prospective purchasers or lessees to make an informed decision regarding the property and do not constitute any part of an offer or contract.

INGHAM & YORKE

WHITEACRES





Huntroyde Estate Office

Padiham, Burnley
Lancashire, BB12 7QX
Tel: 01282 771024
Email: info@inghamandyorke.co.uk

Church House

10 Church Street, Padiham
Lancashire, BB12 8HG
Tel: 01282 428486
info.whiteacres-property.co.uk

Clitheroe Office

Brookside Barn, Downham, Lancashire, BB7 4BP. Tel: 01200 423655. Email: sales@inghamandyorke.co.uk

inghamandyorke.co.uk