



This is a fantastic opportunity to acquire a large, Grade II listed, stone-built property in the popular Ribble Valley town of Clitheroe.

This characterful building retains much of its historical charm, featuring traditional stone façades, period features, cast iron and stone fireplaces to name but a few. Spanning over two floors with spacious rooms, high ceilings and large windows that allow for abundant natural light throughout.

Benefiting from being in a prime location in the heart of this vibrant market town surrounded by picturesque countryside along side its proximity to all local amenities, transport links, and Clitheroe's bustling town centre makes this a highly desirable setting.

The property is currently used for commercial/office space on both floors with a large shop frontage onto Church Lane, however, there is huge potential for conversion to partial or full residential use which would be subject to planning permission, and special considerations would need to be given due to the Grade II listed status. This would include ensuring any changes to the property respect its historical elements and follow guidelines set out by Ribble Valley Borough Council. If approved, this could become an incredible and spacious family home.

The property currently comprises; Ground Floor, Main Display Office / Retail Shop, Rear Sitting Room, Kitchen, Inner Hallway, WC, Rear Living Room, Front Office, Stairs to Cellar and stairs to First Floor.

First Floor; Landing, Front Room (Potential Double Bedroom), Rear Room (Potential Double Bedroom), Front Room (Potential Double Bedroom), Bathroom, Kitchen, Store Room, Front Room (Potential Double Bedroom). There is a private paved and walled courtyard area at the rear.

Services

All mains services are connected.

Tenure

We understand from the owners to be Freehold.

Energy Performance Rating

Not applicable as the property is a Grade 2 Listed building.

Viewings

Strictly by appointment only.

Office Hours

53 King Street, Whalley, BB7 9SP

Monday to Friday - 9.00am to 5.00pm

Saturday - 9.30am to 1.30pm

01254 828810

8 York Street, Clitheroe, BB7 2DL

Monday to Friday - 9.00am to 5.00pm

01200 428691

Money Laundering Regulations

Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders/prospective purchasers prior to any bid being accepted. Any intending bidders/prospective purchasers should therefore provide us with photographic identification (a current passport or driving license) and proof of address (utility bill no older than 3 months or current Council Tax bill) at our office before the sale or the auctioneer prior to commencement of sale.

The successful bidder/prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information (identification documentation etc.) already given in the instance of purchase by auction) .





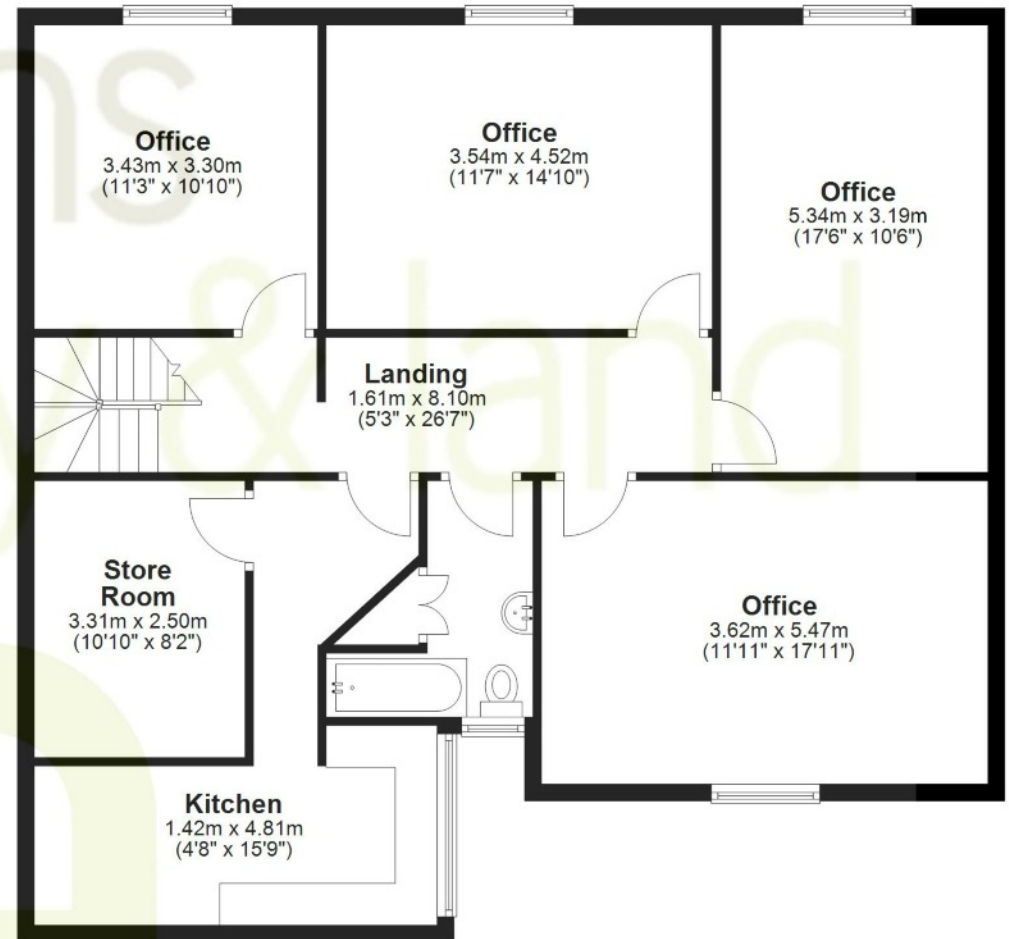
Ground Floor

Approx. 118.8 sq. metres (1279.0 sq. feet)



First Floor

Approx. 109.1 sq. metres (1174.2 sq. feet)



Total area: approx. 227.9 sq. metres (2453.2 sq. feet)





