

18 Railway View Road, Clitheroe , BB7 2HE



## FOR SALE or TO LET

Use - Office, Retail, Investment

Size - 1,087 Sq ft

Rent - £20,000 per annum

Price - Offers in the region of £245,000

- Prominently Located Town Centre Office Building
- Potential For Residential Use
- On the edge of Clitheroe town centre
- Recently refurbished



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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## 18 Railway View Road, Clitheroe , BB7 2HE

### Location

The property is situated on the edge of Clitheroe town centre in a predominantly residential area but within walking distance of both the bus and railway stations.

Clitheroe is an attractive market town with a resident population of 16,000, positioned just off the A59 and with easy access to the major East Lancashire towns of Blackburn, Accrington and Burnley.

### Description

The property comprises an end terraced property with stone built walls under a pitched slate roof.

The property is currently being used as a solicitors office with them occupying the whole building.

There is the potential to convert the whole property into residential accommodation or alternatively the property could offer a mix of commercial space on the ground floor with a self contained residential flat on the first floor.

The property has been refurbished to a good standard and has the benefit of gas fired central heating, kitchen area, majority of double glazed windows, 3 piece bathroom and carpeted floors.

To the front is a garden floor court and to the rear an enclosed yard.

### Accommodation

We have measured the property and can confirm it provides the following floor areas:

Ground Floor	
Front Room	230 sq.ft
Rear Room	176 sq.ft
Rear Room 2	150 sq.ft
W.c Facilities	
First Floor (accessed off St Mary's Street)	
Front Room	231 sq.ft
Room 2	141 sq.ft
Kitchen	120 sq.ft
Bathroom	39 sq.ft

### Price

Offers in the region of £245,000

### Tenure

To be confirmed.

### Rental

£20,000 per annum

### Lease Terms

The property is available by way of a new lease for a minimum period of 5 years on full repairing and insuring terms.

The rent is to be paid quarterly in advance and will be exclusive of the costs of occupation.

### Deposit

In respect of the leasehold transaction a deposit may be required. Further details on request.

### Legal Costs

Each party is to be responsible for their own legal costs.

### Rating

The ground floor has a rateable value of £4,300 and therefore eligible businesses will be able to claim small business rates relief.

We have been unable to identify a rateable value for the first floor accommodation.

### EPC

An EPC is available on request, although we understand that the assessment expires in March 2031 and indicated that the property has an energy rating of E (108).

### VAT

Not applicable.

### Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

### Services

All mains services are available to the property.

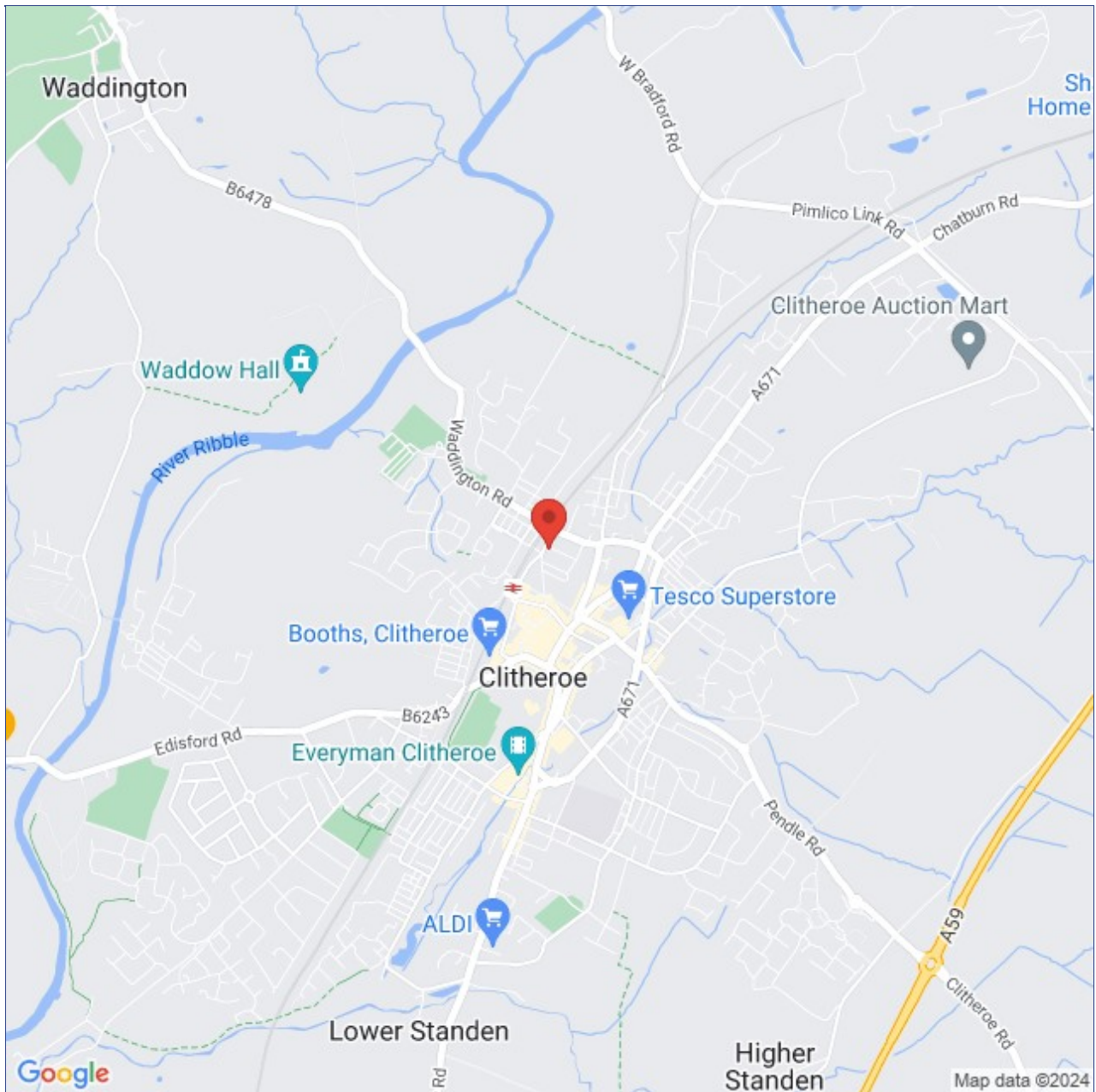
It is the prospective purchasers responsibility to ensure that there are adequate services for their proposed requirements.

### Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

Tel: 01254 699 030



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