

FOR SALE



Double fronted investment property in popular Ribble Valley location

22-24 King Street, Clitheroe, Lancashire, BB7 2EP

- ❁ Town centre retail investment in popular market town of Clitheroe
- ❁ Double fronted premises with tenants in situ generating a rent of £26,000 per annum
- ❁ New three year lease in place until August 2026
- ❁ Vibrant town centre with increasing population
- ❁ Highly prominent location close to Dawson's, Althams Travel, Byrne's Wine Shop, Specsavers and Clitheroe market
- ❁ Fully decked rear yard which would accommodate an extension (subject to planning)
- ❁ No VAT payable in relation to the purchase price
- ❁ Sought after trading position with double display frontage to King Street

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is located on King Street between Althams Travel and Harry Garlick in the popular market town of Clitheroe.

Clitheroe has a population in excess of 16,000 residents and is in the borough of the Ribble Valley approximately 10 miles from the towns of Burnley and Blackburn.

King Street is one of the main retailing parades in the town centre being close to the train station, bus station, Dawson's Department Store and Clitheroe market.

Description

A double fronted retail investment in the popular market town of Clitheroe.

The property is positioned close to Althams Travel, Harry Garlick, Dawson's Department Store, Byrne's Wine Shop, the railway station and Clitheroe market.

The property comprises of a double fronted building with its accommodation arranged over two floors having a yard to the rear which would accommodate an extension, (subject to obtaining the necessary planning consent).

The property is tenanted by way of a new three year lease expiring at the end of August 2026 at a current rent of £26,000 per annum. A copy of the lease is available on request via the selling agents.

The property is currently occupied and all viewings are to be arranged via the selling agents.

Accommodation

The property has been measured on a gross internal basis and extends to the following approximate floor areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Ground Floor:			
Main Seating Area	6.5 x 4.6	321	29.8
Bar Area	5.3 x 2.7	134	12.4
Ground Floor W/C	2.2 x 1.2	28	2.5
Beer Cellar	3.4 x 2.3	8	7.6
First Floor:			
Additional Seating	4.9 x 4.5	232	21.6
Brewing Area	4.4 x 2.9	134	12.4
Storage / Staff Room	4.3 x 2.0	94	8.8
GIA		1024.9	95.2

Terms

The whole property is occupied by way of a three year lease commencing on the 30th August 2026 at a current rent of £26,000 per annum. A copy of this lease is available on request.

Purchas Price
Offers in the region of £360,000

Vat

We understand the rent and purchase price in relation to this property is not subject to VAT.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £15,250 per annum.

The occupier is likely to benefit from Small Business Rates Relief initiative, interested parties should contact Ribble Valley Borough Council on 01200 425111 to confirm further details.

Services

We understand the property has the benefit of mains electricity and water.

Service Responsibility

It is the prospective purchaser's responsibility to verify that all services, appliances are in working order and are of suitable purpose being adequate for their needs.

Legal Costs

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

Viewings

Please contact the agents:

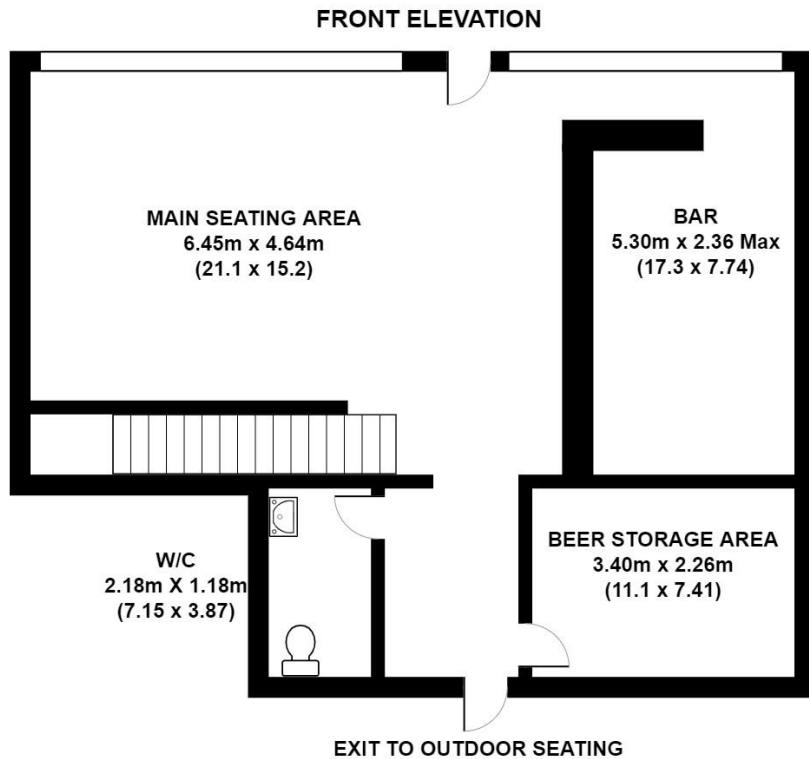
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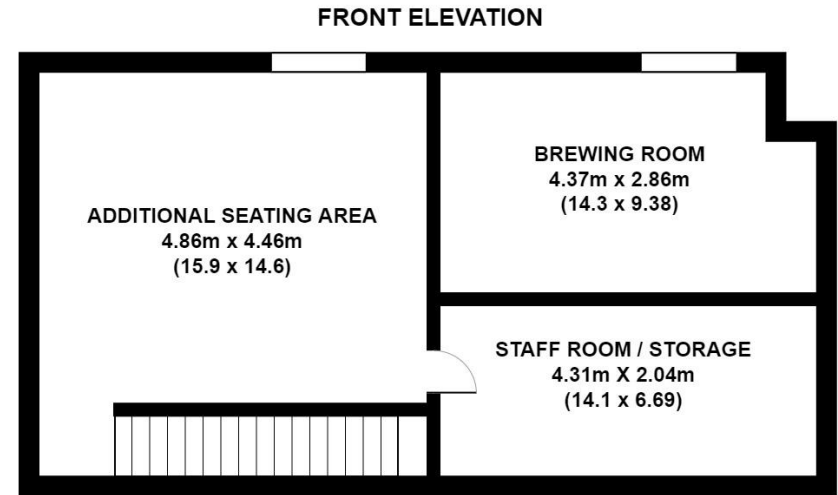


Ground Floor
Approx 52.4 sq. meters (564.4 sq. feet)



Total Area - 52.4 sq. meters (564.4 sq. feet)
For illustration purposes only - not to scale

First Floor
Approx 42.7 sq. meters (460.5 sq. feet)



Total Area - 42.7 sq. meters (460.5 sq. feet)
For illustration purposes only - not to scale