LANDWOOD GROUP

Upon the instructions of the Receivers, FRP Advisory Trading Limited

FRP

1-9B GEORGE ST

Whalley, Lancashire BB7 9TH

FOR SALE

Mixed Use Investment Opportunity with a total floor area of approx.

19,809 sq ft (1,840.4 sq m)

ENTER

We are instructed to seek offers in excess of £3,750,000 for the freehold interest, STC. A purchase at this level reflects the following investment profile NIY of 4.50% and reversionary yield of 8.31%. This is after a 7.27% purchasers cost.

KEY CONSIDERATIONS
LOCATION
DESCRIPTION
ACCOMMODATION
TENANCIES
EPC
PLANNING
FURTHER INFORMATION

KEY CONSIDERATIONS

- **High yielding mix use investment**
- **Located in Whalley, an affluent town in Lancashire**
- **Approximate total floor area of 19,809 sq ft**
- **Total site area of approximately 0.45 acres**
- **The property comprises 5 retail units to ground floor, 3 retail units to first floor and 7 residential apartments to first and second floor**
- **Current passing rent of £181,200 PA**
- **Potential rental uplift to £334,328 PA once fully let reflects a reversionary yield of 8.31%**
- **Offers in excess of £3,750,000**
- **Asset management opportunity with vacant/ under rented property**

1-9B GEORGE ST

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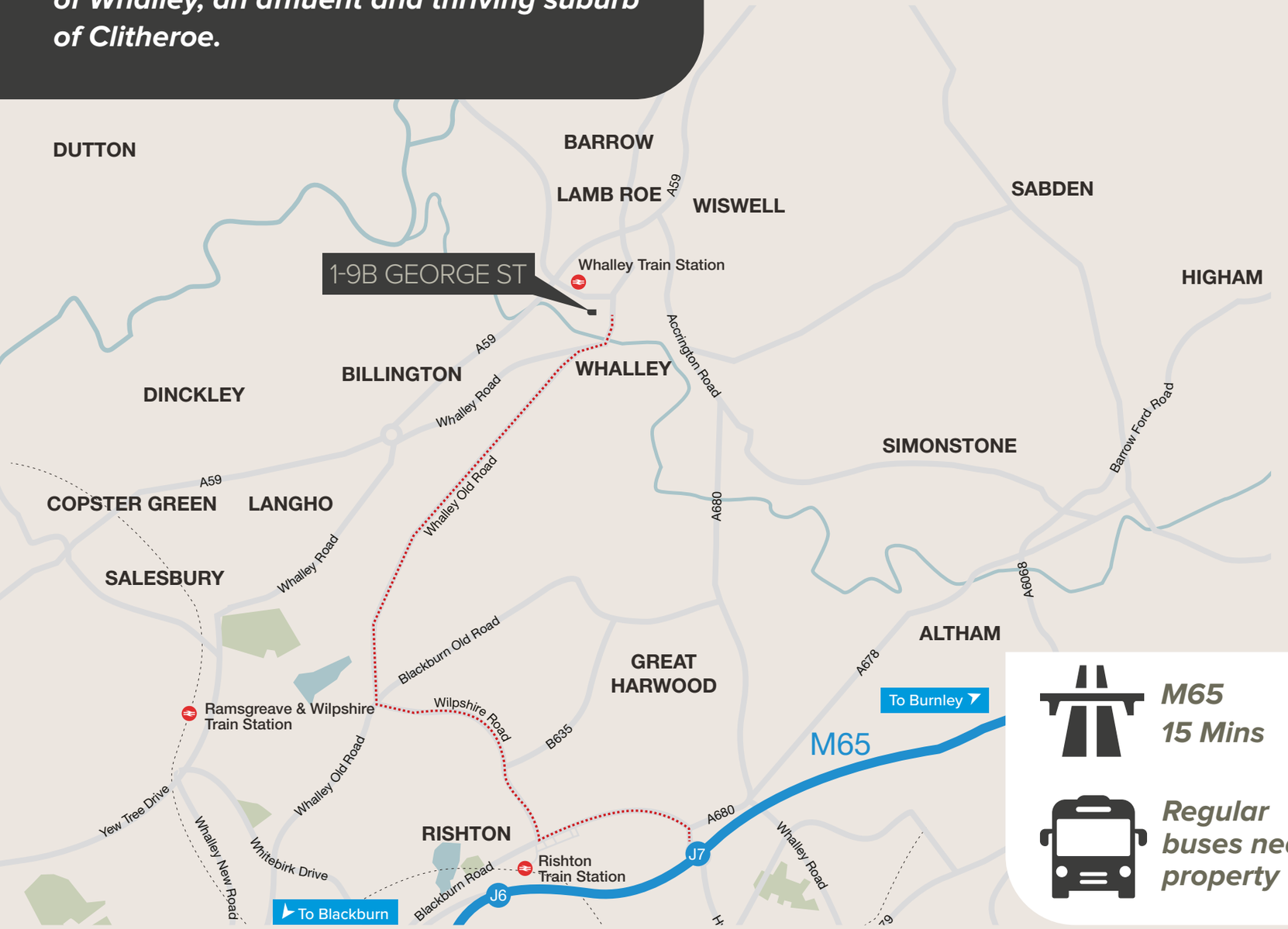
The premises is situated within the centre of Whalley, an affluent and thriving suburb of Clitheroe.



M65 15 Mins

Regular buses near property

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LOCATION
DESCRIPTION
ACCOMMODATION
TENANCIES
EPC
PLANNING
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LOCATION

The property is located in the centre of Whalley, a rural village in Lancashire. Whalley is an affluent suburb of Clitheroe, located 30 miles to the north of Manchester and 7 miles to the east of Blackburn and benefits from a variety of restaurants and bars, which serve a thriving night time trade.

The A671, Accrington Road, provides access to Junction 7 of the M65 Motorway, approximately 5 miles south. In turn, the M65 Motorway provides connections to the wider Northwest region.

Whalley Train Station lies less than half a mile from the property and provides hourly services between Blackburn, Manchester and Rochdale.

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ACCOMMODATION
TENANCIES
EPC
PLANNING
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DESCRIPTION

The property is a former picture house that has been converted to provide a prominent three storey mixed use property.

To the ground floor are five retail units trading as a range of uses to include a Cafe and Spar. There are three commercial spaces at first floor and 7 self contained flats to both first and second floor. Externally, the property benefits from a surfaced car park accessed from George Street with 18 parking spaces and 7 of these allocated for the residents of the apartments.

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LOCATION
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TENANCIES
EPC
PLANNING
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< >

ACCOMMODATION

The property has the following gross internal area:

Description	Sq ft	Sq m
Ground / First Floor Retail	9,788	909.4
First and Second Floor Residential	10,021	931
TOTAL	**19,809**	**1,840.4**

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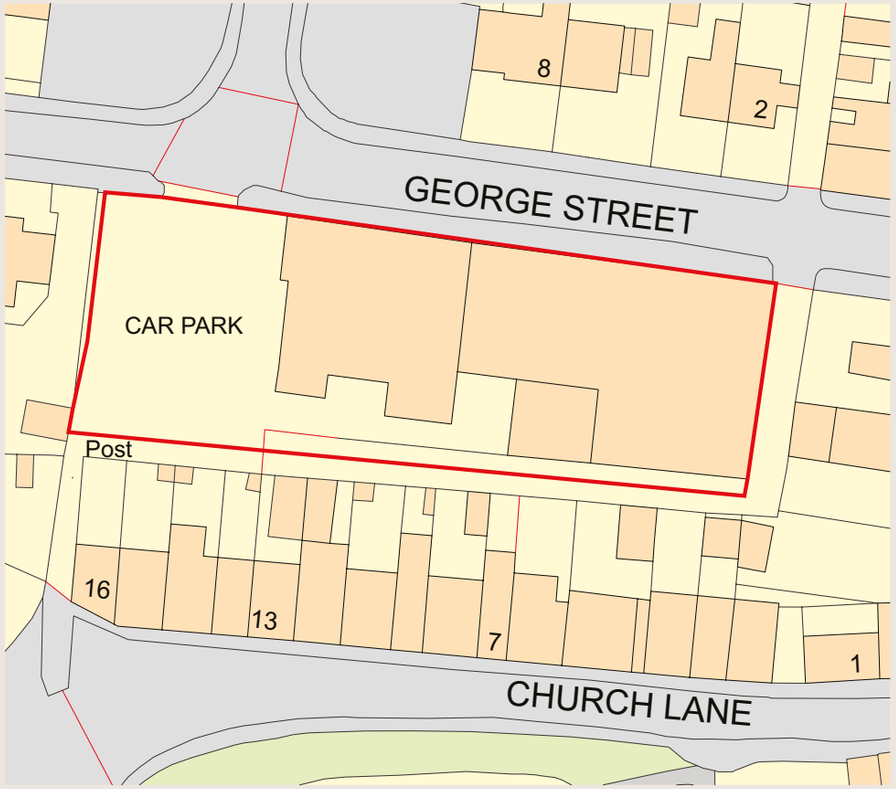
ACCOMMODATION
TENANCIES
EPC
PLANNING
FURTHER INFORMATION



TENURE

The property is held freehold (title number: LAN141687
Unit 9 is held leasehold (title number:LAN250371).

TENANCY

The following rents are being achieved:

Unit	Description
1	Vacant
3	£12,000 PA
5	£18,600 PA
7	£12,000PA
7A	£7,200 PA
7B & 7C	£8,500 PA
9*	£18,500 PA
9A	Vacant
9B	Vacant
Flat	
1	£23,400 PA
2	£26,400PA (Agreed)
3	£21,000 PA
4	£30,000 PA
5	£27,000 PA
6	Vacant
7	Vacant

*We are of the opinion the unit let to James Hall is under rented with a rent review in June 2026. Full tenancy schedule is available on request.

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DESCRIPTION
ACCOMMODATION
TENANCIES
EPC
PLANNING
FURTHER INFORMATION

< >

EPC

The properties have the following EPC ratings:

Commercial Units	EPC Rating
1	C
3	B
5	A
7	B
7A	C
7B	B
7C	C
9	C
9A	B
9B	C

Residential Units	EPC Rating
1	E
2	E
3	E
4	D
5	E
6	D
7	E

DATA PACK

Access to all relevant data can be provided upon request.
Information is as follows:
Leases / Title / Floorplans / EPC / Planning Details

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TENANCIES
EPC
PLANNING
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PLANNING

The Picture House is a landmark building in the heart of Whalley, recognised as a Building of Townscape Merit within the Conservation Area.

Planning permission was granted in April 2022 (Ref: 3/2021/1004) for the conversion and extension of the upper floors to create seven high-quality residential apartments, alongside a rear extension to the ground floor retail unit and boundary wall rebuild. Since then, several applications have been made to refine and discharge conditions. Whilst some were refused or withdrawn, including the most recent application (Ref: 3/2024/1016) which sought to regularize the “as built” development, which deviated from the original approval, the principle of the core vision and use has not been questioned. Further information is available.

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BUSINESS RATES

Unit 1	£16,500	Unit 7B	£5,300
Unit 3	£14,750	Unit 7C	£1,025
Unit 5	£14,750	Unit 9	£19,750
Unit 7	£21,250	Unit 9A	£12,750
Unit 7A	£1,900		

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT which may be applicable.

VIEWINGS

Strictly by appointment.

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