

PROPERTY PARTICULARS

RETAIL

FOR SALE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk



17 ACCRINGTON ROAD WHALLEY BB7 9TD

- Rare freehold opportunity.
- Fitted out internally to a high standard.
- Ground and first floor retail sales.
- Rear car parking for two cars.

LOCATION

Situated in the heart of Whalley village fronting Accrington Road. Whalley is a vibrant location known for its speciality retailers and hospitality venues. The village is extremely popular with visitors from out of the area.

DESCRIPTION

Two-storey property of traditional construction beneath a pitched slated roof. To the frontage is a gated potential seating area that leads to a central entrance with display windows to each side. At the rear there is car parking for two cars. The first floor has the benefit of an attractive external balcony.

Internally, the property is fitted out to an extremely high standard throughout with double glazing, carpeting throughout and feature lighting with double doors to the rear area. At first floor there are fitted cupboards throughout, and welfare facilities.

ACCOMMODATION

Ground floor sales	650 sq. ft.
First floor	489 sq. ft.

SERVICES

All mains services we understand are connected. It is the purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

The property is assessed as having a rateable value of £6,900. Under the current Small Business Rate Relief Scheme no business rates are payable. Enquires should be made to Ribble Valley Borough Council on 01200 425111.

PLANNING

It is the purchaser's responsibility to verify that their intended use is acceptable to the Local Planning Authority, Ribble Valley Borough Council, who can be contacted on 01200 425111.

TENURE

Freehold.

PRICE

£325,000

VAT

VAT will not be charged on the price.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate confirms an energy rating B(44). A copy of the certificate is available upon request.

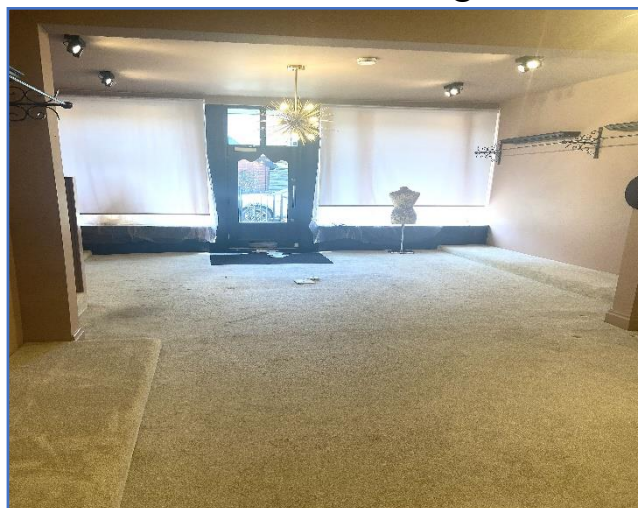
MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.

OUR REF CEJ YM 2606.13767 Email caroline@tdawson.co.uk



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