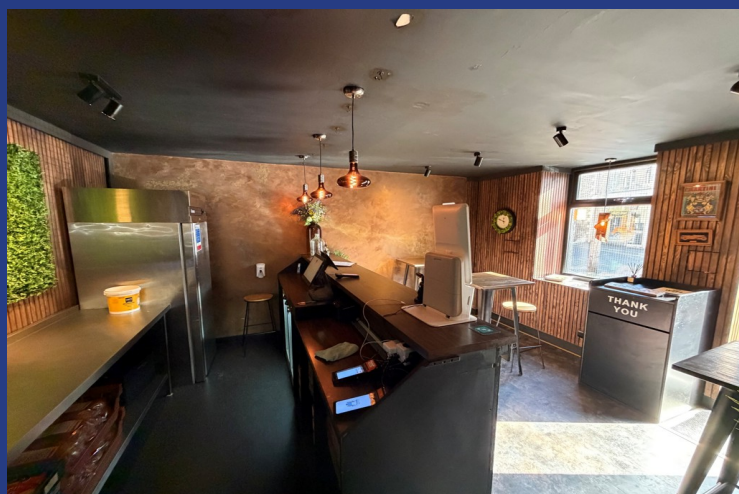


FOR SALE

122 Lowergate, Clitheroe, Lancashire, BB7 1AG.
550 Sq Ft



122 LOWERGATE, CLITHEROE, LANCASHIRE, BB7 1AG

- For Sale - Offers in excess of £85,000. (no VAT)
- Available immediately.
- Fully renovated property within Clitheroe town centre.
- Ground floor accommodation only.
- Suitable for various uses



122 LOWERGATE, CLITHEROE, LANCASHIRE, BB7 1AG

Location

The property occupies a prominent position on Lowergate, within Clitheroe town centre.

Lowergate is home to a diverse mix of established businesses and, although situated just outside the town's principal retail area, the location has benefited from a number of recent redevelopments and new lettings, demonstrating good levels of occupier demand. The property also benefits from high levels of passing traffic, together with convenient on-street parking immediately outside.

Clitheroe railway station and the town's main bus interchange are both located within approximately 0.5 miles of the property, providing convenient public transport connections to the surrounding area.

Description

The property occupies a prominent position on Lowergate in the heart of Clitheroe town centre. Most recently occupied by 115 Guys as a takeaway, the premises offer flexible accommodation suitable for a variety of alternative commercial uses, subject to the necessary planning consents.

The property is entirely self-contained, with the upper floors excluded from the property's title. The premises have been fully renovated throughout and benefit from a newly finished shop front leading into an attractive open-plan retail/seating area. This space is finished to a modern standard, with vinyl tile flooring, recessed spotlights and painted and plastered ceilings.

To the rear is a fully fitted commercial kitchen, with the existing equipment available by separate negotiation. The accommodation also includes a dedicated WC and useful storage area, both of which are presented in good condition.

Further details regarding the specification are available upon request.

Accommodation

We have calculated that the property has a net internal area of 550 sq. ft. / 51.1 sq. m.

Rating

The property has a rateable value of £2,700 meaning that qualifying businesses with benefit from small business rates relief and the rates payable will be £0. Further details are available on request.

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

VAT

No VAT applicable.

Services

It is understood that all main services (with the exception of gas) are connected to the property including three phase electricity supply. Further details on request.

EPC

An EPC is available on request.

Availability

Available immediately.

Money Laundering Regulations

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

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

Additional Information

Price

£85,000 for the Freehold

Viewing

Strictly through agents
Taylor Weaver
(James Taylor)
01254 699030

info@taylorweaver.co.uk