

FREEHOLD TOWN CENTRE BUILDING FOR SALE

1 Castle Street & 2-4 Parson Lane, Clitheroe BB7 2BT



LOCATION

Clitheroe is a town in the county of Lancashire, located approximately 32 miles north of Manchester and 45 miles northwest of Leeds.

Clitheroe Interchange railway station is on the north western edge of the town centre, and there are multiple bus links accessible along Castle Street. The junction to the A59, which provides a link east to Yorkshire and south to the M65 motorway, is c.1 mile south of the town.

SITUATION

The property is situated on Castle Street with return frontage on Parson Lane. The property is within the prime retail pitch which extends along Castle Street, facing Castlegate.

Situated in the centre of this historic town, the property benefits from a prominent position, with nearby occupiers including HSBC, Costa, Boots and Age UK. Other occupiers in proximity to the subject include independent estate agents and local retailers.

DESCRIPTION:

The subject property comprises a building of three storeys plus basement, of stone construction set under a pitched tiled roof.

The main unit comprises the ground floor banking hall with ancillary offices to the rear, first floor ancillary space including kitchen and WCs, and basement vault. The rear elements of the first floor and second floor are currently unused.

2-4 Parson Lane is separately demised (indicated in blue on the GOAD plan), benefitting from access directly onto Parson Lane, and benefits from glazed shop frontage in part.

TENURE

Freehold

TENANICES

2-4 Parson Lane is held on a 3 year lease from 17 October 2017 at a rental of £4,500 per annum.

Further details on request

ACCOMMODATION

The unit extends to the following approximate floor areas calculated in line with the RICS Code of Measuring Practice, (6th ed)

Sales Area:	754 sq ft / 70.05 sq m
Basement (Front)	243 sq ft / 22.58 sq m
First Floor Ancillary:	547 sq ft / 50.82 sq m
Second Floor Ancillary:	359 sq ft / 33.39 sq m
<i>(Ground Floor (ITZA):</i>	<i>452 sq ft / 41.99 sq m)</i>
TOTAL NIA:	1,903 sq ft (176.76 sq m)

2-4 Parson Lane: 276 sq ft / 25.68 sq m

RATES

Rateable Value	£11,750
UBR	0.493

Rates Payable	£5,793
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Interested parties should verify these figures with the Local Authority.

PLANNING:

The unit currently benefits from A2 planning use.

ENERGY PERFORMANCE CERTIFICATE

1 Castle Street - 'D- 87'.

2-4 Parson Lane - TBC

VAT

The property is not elected for VAT

LEGAL COSTS

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

PROPOSAL

We are instructed to seek unconditional offers in excess of **£250,000** for the Freehold interest of the above property, excluding standard purchaser's costs.

VIEWING AND FURTHER INFORMATION

Branch staff should not be approached for access. All viewings are to be made by appointment through Sole Agents GL Hearn.

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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Intending purchasers should not, however, rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to their correctness.
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