

**RYDER &
DUTTON**

CHARTERED SURVEYORS
VALUERS • ESTATE AGENTS

**10-10a Moor Lane, Clitheroe, Lancashire, BB7
1BE**



FOR SALE

Three Storey Investment Opportunity
Prominent High Street Position with busy footfall.

Rental achieved £29,840 per annum.

The property extends to 279.81sq.m (3012sq.ft)



RECENTLY REDUCED £410,000

Ref: COM180193

For more information call: **0161 925 3232**

10-10a Moor Lane, Clitheroe, Lancashire, BB7 1BE

Property Description

We are delighted to bring to the market a 3 storey investment opportunity comprising of 2 ground floor retail units & 2 first floor flats situated on Moor Lane, Clitheroe.

Total rents received £29,840 per annum.

Location

Clitheroe is a small town within the Ribble Valley located approximately 34 miles to the North West of Manchester near the Forest of Bowland.

It has good communications being on the A59 major road from Preston to Skipton.

The property is approximately 10 miles to the M65 motorway compared to some other locations.

Accommodation

Ground Floor:

10 Moor Lane (Occupied by Key Vape)

Front Basement

Retail Sales overall 34.3sq.m (369sq.ft)

WC

Rear Kitchen 4.72sq.m (51sq.ft)

10A Moor Lane (occupied by Pendle Stitch)

Open Plan Retail Sales 48.80sq.m (525sq.ft)

Rear Store/WC 20.19sq.m (217sq.ft)

First Floor:

Flat 1 comprising of shared Entrance Hall and stairway at ground floor from the rear.

Entrance Hallway

Open Plan Lounge

Kitchen

Shower Room

Double Bedroom

All within 60.39sq.m (650sq.ft)

Flat 2 shared entrance hallway and stairs

First Floor Entrance Hall

Lounge

Dining Kitchen

Shower Room

Second Floor Attic Double Bedroom

All within 65.03sq.m (700sq.ft)

Both flats are accessed from the rear, 1 flat having a second floor attic conversion double bedroom & The total net internal floor area extends to 279.81sq.m (3012sq.ft)

Business Rates

For verification purposes, prospective tenants are advised to make their own enquiries to Ribble Valley MBC to confirm the current rates payable and establish the position in respect of any appeals and/or inheritance of any transitional relief which may reduce or increase the rating liability.

Tenure

To be advised the tenure is Freehold however solicitors should confirm this.

VAT

We have been informed that VAT is not payable on the sale, however solicitor should confirm this.

Urban Sheep - EPC (E)

Pendle Stitches - EPC (D)

Flat 1 - EPC (B)

Flat 2 - EPC (B)

Planning

Ribble Valley Borough Council

Phone: 01200 425111

Church Walk, Clitheroe BB7 2RA

Services

We are aware that all mains services are available; however no checks have been made.

VAT

We are advised VAT is not payable on the sale, however solicitors should confirm this.

Website

The property along with others we are currently marketing is available to view on

www.ryder-dutton.co.uk,

www.onthemarket.com &

www.rightmove.com

Viewings

Due to the property being sold as investment & is fully tenanted – we will not be arranging internal access. For further lease information, please contact the sole agents, Ryder & Dutton Ltd, Commercial Dept.