

# PROPERTY PARTICULARS INVESTMENT

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS  
**01282 458007**  
[www.tdawson.co.uk](http://www.tdawson.co.uk)

**FOR SALE**



## 100 LOWERGATE CLITHEROE BB7 1AG

- Workshop premises extending to 334.61 sq. m (3,602 sq. ft.)
- Income producing.
- Current passing rental £7,200 per annum.
- Long-term development potential.

## LOCATION

Situated on Lowergate within Clitheroe town centre. Lowergate links with Castlegate which is the main arterial route through Clitheroe town centre. Castle Street which is the heart of Clitheroe is within walking distance.

The property is situated opposite St. Michael and St. John's Roman Catholic Church in a mixed residential and commercial area of the town.

All the main town centre amenities are within walking distance. One of the main town centre car parks is approximately 100 yards distant on Lowergate.

## DESCRIPTION

Predominantly two-storey workshop premises of traditional stone construction beneath a mixture of pitched slate roofs and mono-pitched asbestos roofs. The frontal elevation has been pebble-dash rendered.

Internally the ground floor provides various workshop areas together with showroom. There is also access to part of the property for storage purposes via a roller shutter door directly from Lowergate.

The first floor comprises various storage areas.

## ACCOMMODATION

<b>Ground Floor</b>	<b>186.33 sq. m (2,006 sq. ft.)</b>
<b>First Floor</b>	<b>148.61 sq. m (1,600 sq. ft.)</b>

<b>Total gross internal floor area</b>	<b>334.94 sq. m (3,606 sq. ft.)</b>
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## EXTERNALLY

There are no external areas. Time limited parking is available on this stretch of Lowergate and the property is within walking distance of the large Lowergate car park.

## RATING

The property has a current rateable value of £5,500 we are verbally informed by the Local Authority.

## SERVICES

All mains services are available.

## SERVICES RESPONSIBILITY

It is the ingoing purchaser's responsibility to verify that all services are suitable for their requirements.

## TENURE

Long leasehold for a term of 999 years.

## PLANNING

It is the purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

## TENANCY

The property is currently let to Leaffield Windows (Lancashire) Limited. The lease commenced on the 6<sup>th</sup> February 2009 for a term of 9 years. The tenant is therefore currently holding over.

Current passing rental £7,200 per annum. The lease is on fully repairing and insuring terms and a copy of the lease is available upon request.

## PRICE

**£150,000**

## VAT

VAT is not applicable we are informed.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available upon request.

## LEGAL COSTS

Each party to be responsible for their own costs incurred.

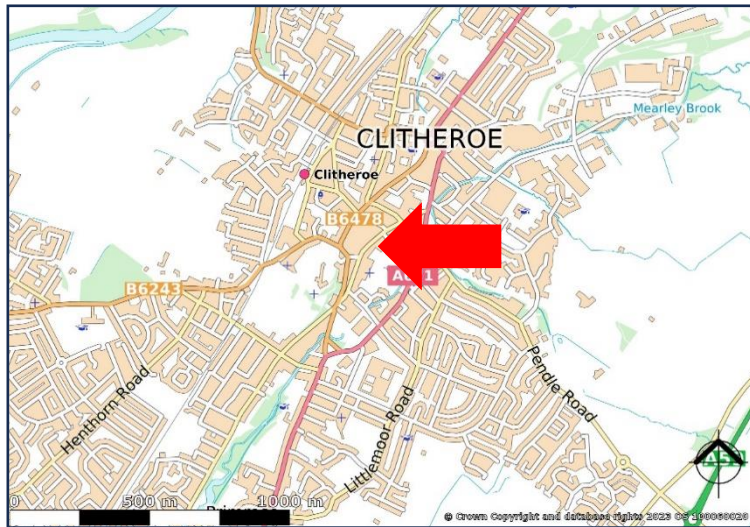
## MONEY LAUNDERING

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 THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

Our Ref: MC KC.2505.16828 Email: michael@tdawson.co.uk



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