

FOR SALE

The Stables, Back King Street, Whalley, BB7 9SP
6,044 Sq Ft



BACK KING STREET, WHALLEY, LANCASHIRE, BB7 9SP

- FOR SALE
- Unique development opportunity located in the centre of Whalley
- For Sale by way of informal tender
- 6,044 sq.ft
- Suitable for various uses (subject to pp)



BACK KING STREET, WHALLEY, LANCASHIRE, BB7 9SP

Location

Whalley is an affluent village in the heart of the Ribble Valley which is extremely popular with a variety of well established businesses.

The premises is located on Back King Street in the centre of Whalley in a predominantly commercial location with a mix of tenants including hair dressers, pubs, gymnasiums and all of Whalley Village centre amenities.

Description

The premises is an attractive property arranged over ground and first floors that have been partly renovated by the current owners. The accommodation is open plan surrounding a small courtyard which could be used for parking.

The property is of stone construction underneath a newly installed pitched slate roof with timber frame and will suit a variety of different uses, subject to planning. The first floor is constructed on a newly installed steel frame with timber slats and boarded floors. New UVPC windows and doors have been installed at the front of the property.

The property is currently in shell condition and is ready for the 'first fix' installation to be commenced.

The building has recently had planning approved for restaurant use however this has not been implemented. Further details of this are available on request.

Accommodation

We have measured the premises on a gross internal area basis as follows:

Ground Floor 3,033 sq.ft / 282 sq.metres
First Floor 3,011 sq.ft / 280 sq.metres
Total 6,044 sq.ft / 561 sq.metres

Tenure

Freehold

Rating

The property has been removed from the rating list as it is not fit for occupation in its current condition.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

The building is elected for VAT

Services

Details of services are available on request.

Planning

The current active planning permission grants retail/cafe area plus community facilities with offices. this can found on the Ribble Valley Planning website (reference 3/2007/0762.)

There has been a more recently change of use application approved to create a new restaurant on the ground floor and retail on the first floor, however this has not been implemented. (reference 3/2021/0536)

For Sale. Unique development opportunity in the centre of Whalley extending into 6,011 sq.ft. Suitable for various uses.

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

£600,000 for the Freehold

Viewing

Strictly via agent:
Taylor Weaver
James Taylor
Director
01254 699030

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