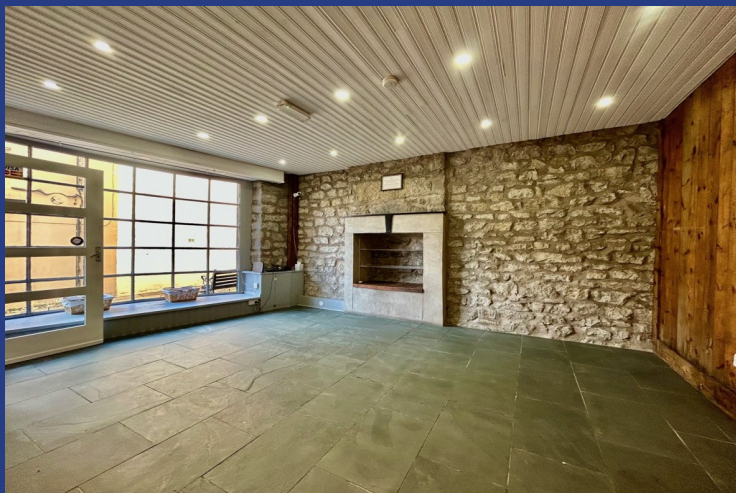


FOR SALE

16 Castlegate, Clitheroe, Lancashire, BB7 1AZ
1,229 Sq Ft



16 CASTLEGATE, CLITHEROE, LANCASHIRE, BB7 1AZ

- Mixed use investment available For Sale
- ERV of £20,900p.a. (9% yield)
- Sale price for freehold £235,000
- Mixed commercial and residential freehold property
- Available immediately



16 CASTLEGATE, CLITHEROE, LANCASHIRE, BB7 1AZ

Location

The property is located on Castlegate, Clitheroe, just off Moor Lane / Castle Street, the principal high street running through Clitheroe town centre. It enjoys a prominent, highly visible position with strong frontage from the high street.

The surrounding area is home to a mix of established local and national occupiers, including Steele & Sons Solicitors, WHSmith, and Caffè Nero, contributing to consistently high footfall and strong passing trade.

Description

The property underwent a comprehensive refurbishment in 2015 by the current owners, creating a well-presented mix of retail / office accommodation across the ground and first floors, together with a one-bedroom apartment on the second floor.

Ground Floor: Retail unit let on 3 year lease from October 2025 with a net rental income of £8,200 per annum.

First Floor: Occupied office accommodation producing a net rental income of £4,200 per annum. (currently holding over)

Second Floor: One-bedroom apartment occupied by the current owner, will be sold with vacant possession (further details on request). ERV for this apartment is £8,500 p.a.

Total ERV for the full building is approximately £20,900 p.a.

Each unit benefits from its own private access and has been finished to a good specification. The commercial accommodation is versatile and suitable for a variety of potential uses. Further information is available on request.

Accommodation

The property has been measured on a net internal area basis as follows:

Ground Floor (Retail / Office) - 360 sq. ft.

First Floor (Retail / Office) - 225 sq. ft.

Second Floor (Flat) - 500 sq. ft.

Tenure

Freehold

Lease Terms

Ground floor available by way of new 3 year lease.

Rating

No business rates payable for qualifying occupiers. Further details available on request.

Legal Costs

Each party responsible for their own legal costs.

VAT

No VAT applicable.

Services

All mains services are connected to the property. The flat is separately metered.

EPC

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

£235,000 for the Freehold

Viewing

Strictly through agent

Taylor Weaver

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