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**FOR  
SALE**



INDICATIVE PLAN FOR  
IDENTIFICATION PURPOSES ONLY

## SUBSTANTIAL FORMER NHS CLINIC AND OFFICES

0.185 hectares ( 0.457 acres )

409 m<sup>2</sup> ( 4,402 ft<sup>2</sup> )

**Former Butts Clinic**  
The Butts  
Barnoldswick  
BB18 5HP

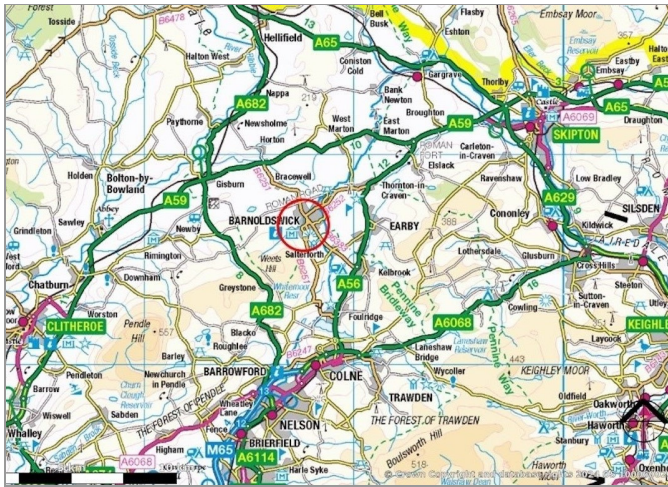
- Substantial self contained premises
- Centrally located
- On site parking
- Redevelopment potential subject to planning permission

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)



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## Location

The property is located in a mixed industrial and residential area off The Butts, near the centre of Barnoldswick which is a small market town nestled between the Ribble and Aire Valleys in Lancashire with a population of approximately 11,000.

Barnoldswick lies approximately 9 miles to the west of Skipton which ultimately leads to Harrogate and the A1M in the east whilst Clitheroe lies circa 13 miles west and Colne 6 miles to the south and which connects with the A6068 and the M65 motorway.

## Description

The property is of pre fabricated concrete frame construction with brick infill walls supporting profile sheet roof panels.

Internally, it has been divided into various rooms, including consultation and treatment rooms, offices, and reception area. The property is equipped with LED strip lighting throughout, perimeter trunking in most offices, WC facilities, and CCTV. The premises are heated via gas central heating, with a commercial boiler located within a basement level, separately accessed from the main building.

Externally, the property lies within a site estimated to extend to 0.185 hectares (0.46 acres) providing a car park to the front offering 13 spaces, in addition to 1 disabled space and bin store.

## Accommodation

The property extends to an approximate gross internal area of 409 m<sup>2</sup> (4,402 ft<sup>2</sup>).

## Services

We understand that all mains services are available to the premises including 3-phase electric, gas, water and drainage.

We would advise interested parties to make their own separate enquiries in this regard particularly in relation to capacities, if redevelopment is proposed.

## Business rates

The premises have a rateable value of £11,500.

Interested parties should, however, make their own separate enquiries of the Pendle Borough Council rating department.

## Planning

We understand that the premises benefit from a lawful use within Class E of the Town & Country Planning (Use Classes) Order.

The premises may be suitable for redevelopment. With pre application enquiry dating from October 2019 available upon request.

We further understand that the property is located adjacent to the Barnoldswick Conservation Area.

Interested parties are, however, recommended to make their own separate enquiries of the planning department at Pendle Borough Council.

## Tenure

Understood to be freehold.

## Asking Price

Offers invited.

Closing date for Best and Final Offers – Thursday 25th January 2024 at 12 noon.

## Further information

A range of further information is available upon request including the following:-

- Title Register
- Title Plan
- Floor Plan
- Site Plan
- Pre Application enquiry documentation
- Fire Risk Assessment
- Asbestos Report
- Asbestos Risk profile

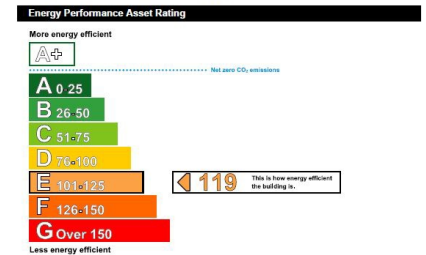
## VAT

We understand that the purchase price will NOT be subject to VAT.

## Energy Performance Certificate



This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document Energy Performance Certificates for the construction, sale and let of non-dwellings available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).



Technical Information		Benchmarks
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment:	Heating and Natural Ventilation	27 If newly built
Total useful floor area (m <sup>2</sup> ):	396	78 If typical of the existing stock
Assessment Level:	3	
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	99.6	
Primary energy use (kWh/m <sup>2</sup> per year):	Not available	

## Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

## Overage and Clawback Provisions

Standard NHS overage and clawback provisions apply to this sale with further information available upon request. Consideration may be given to a sale without this condition.

## Enquiries

Strictly by appointment with the sole agents:

**Eckersley**

Telephone: 01772 883388

Contact: Harry Holden / Mark Clarkson

Email: [hjh@eckersleyproperty.co.uk](mailto:hjh@eckersleyproperty.co.uk) /

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