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**FOR  
SALE**



## BAR/RETAIL PREMISES

114 m<sup>2</sup> ( 1,230 ft<sup>2</sup> )

**35 Moor Lane  
Clitheroe  
BB7 1BE**

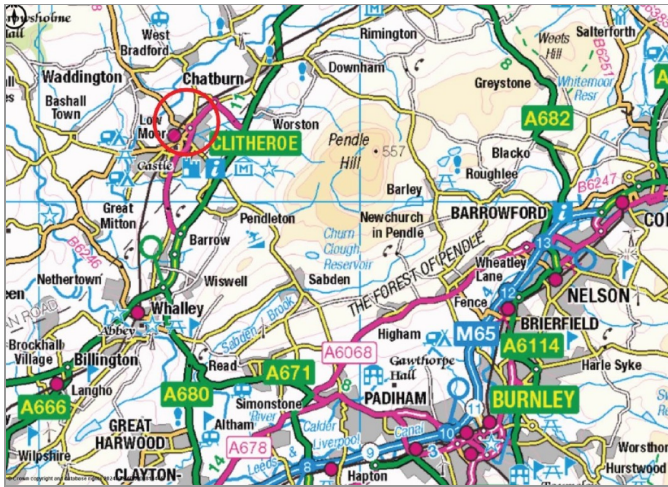
- Prominent town centre location
- Previously used as a bar with potential for alternative uses S.T.P
- Sold with the benefit of vacant possession

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



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## Location

The property is located fronting Moor Lane within Clitheroe town centre.

Moor Lane is the main High Street in Clitheroe and the subject property occupies a prominent position.

Surrounding retailers in the vicinity include Sainsbury's, The Emporium Restaurant and other local and national businesses. Clitheroe railway and bus station are less than 1 mile from the premises.

## Description

The property comprises a mid terrace bar/retail unit with accommodation arranged over three floors. The ground floor benefits from a large glazed shopfront and currently provides a well presented bar area benefiting from painted plaster walls and ceilings and recessed LED spotlights.

There is a further separate seating area with a wood burning stove to the rear of the ground floor as well as a disabled WC.

The first floor is a further seating area together with female WC's.

The lower ground floor can be accessed is accessed via the main stairway from the ground floor but also has its own entrance from Lowergate and provides male w/c's, pump room and a store room.

## Accommodation

The property extends to the following approximate net internal areas:

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	52.03	560
First Floor	27.47	296
Lower Ground Floor	34.80	375
<b>Total</b>	<b>114.30</b>	<b>1,230</b>

## Services

The property benefits from mains electricity, water and drainage.

## Rating Assessment

The premises have a current Rateable Value of £6,800.

Interested parties should, however, make their own enquiries of the local rating authority at Ribble Valley Council ([www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)).

## Planning

It is understood the premises benefit from a use within Class E(b) (formerly A4 (a bar)) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

The premises are suitable for alternative uses including retail, subject to securing planning permission and therefore, interested parties should make their own enquiries of the local planning authority at Ribble Valley Council ([www.ribblevalley.gov.uk](http://www.ribblevalley.gov.uk)).

## Tenure

Understood to be long leasehold (a virtual freehold) being the remainder of a 4000 year lease w.e.f. 1 January 1803 at a nominal ground rent.

## Asking Price

Offers are sought in the region of £200,000.

## Photographs and Plans

All photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

## VAT

All figures quoted are exclusive of, but may be liable to VAT, at the standard rate.

## Energy Performance Certificate

35 MOOR LANE, CLITHEROE, BB7 1BE	Energy rating <b>D</b>	Valid until 28 January 2031 Certificate number: 2954-4921-1801-6261-6781
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Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	147 square metres

### Rules on letting this property

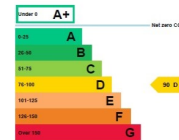
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## 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.

## Legal Fees

Each party to be responsible for their own legal fees incurred in the transaction.

## Enquiries

Via joint agents:

### Eckersley

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### Walker Singleton

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