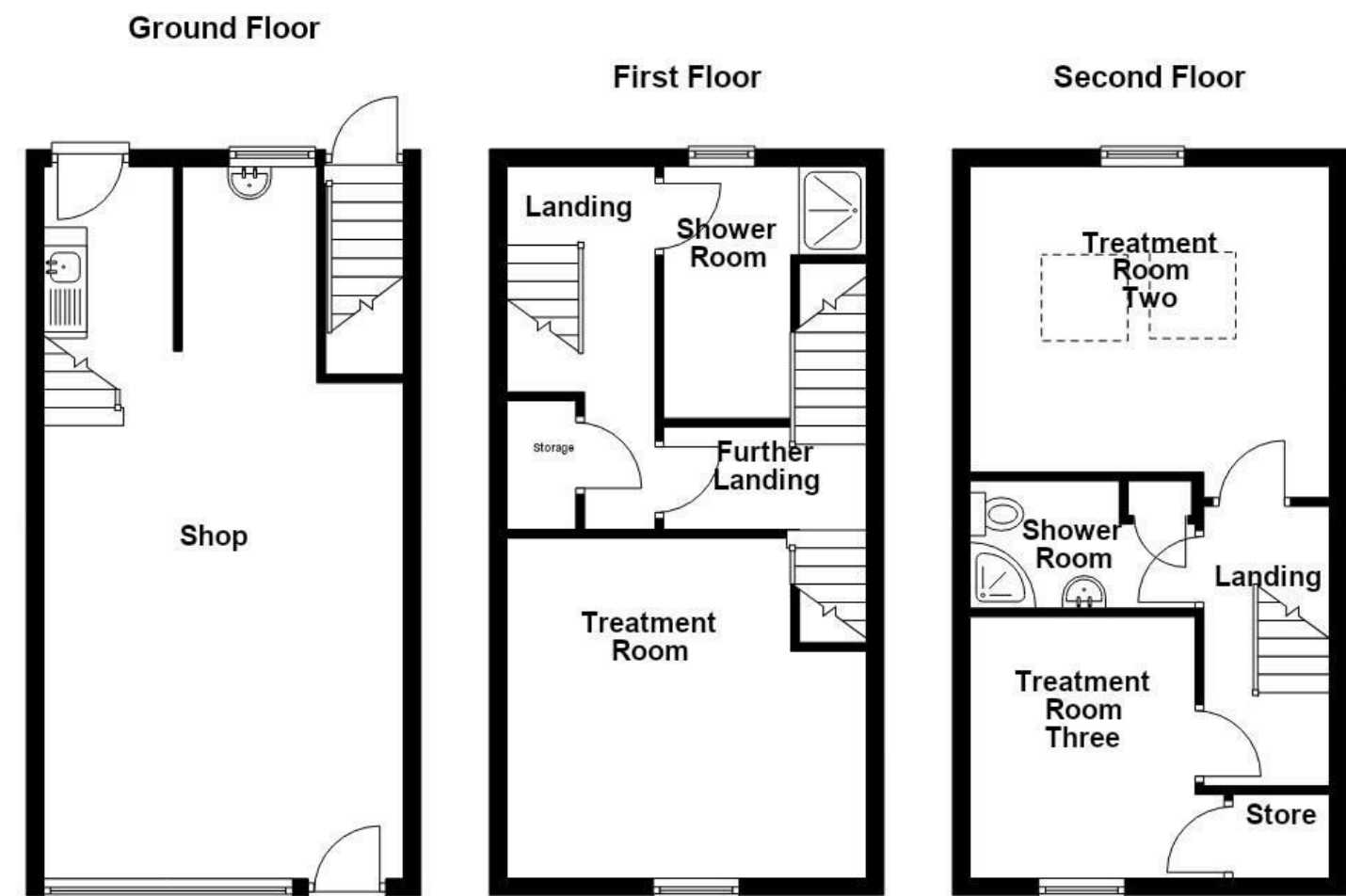




Total area: approx. 103.4 sq. metres (1113.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Whalley Road, Clitheroe, BB7 1EE

Offers Over £230,000

AN EXCEPTIONAL COMMERCIAL PROPERTY OVER THREE FLOORS

Situated in a prominent position along the busy and well-established Whalley Road in Clitheroe, this spacious commercial property presents an exceptional opportunity for investors, entrepreneurs and established businesses alike.

Currently operating as a hairdressing salon, the property has been well maintained throughout and offers generous, versatile accommodation with spacious rooms, neutral decoration and two bathrooms. Its adaptable layout makes it an excellent choice for a business looking to secure a fantastic premises from which to establish or expand its operations, while also offering considerable potential as a rental investment.

A particularly attractive feature of the property is the independent access available to both the front and rear. Subject to the necessary planning permissions and regulations, this could provide an exciting opportunity to reconfigure the building to create a residential apartment on the first floor while retaining commercial or retail premises on the ground floor, potentially creating multiple income streams from one investment.

Positioned on the bustling Whalley Road, the property benefits from a highly visible and convenient location within Clitheroe, making it ideally suited to a variety of commercial uses. With its excellent location, flexible accommodation and exciting development potential, this is a superb investment opportunity with scope to add further value and maximise future returns. Early viewing is highly recommended to appreciate everything this versatile property has to offer.

Whalley Road, Clitheroe, BB7 1EE

Offers Over £230,000

0 2 0

- Commercial Property
 - Ample Treatment Rooms & Shower Rooms
 - Excellent Investment Opportunity
 - EPC Rating TBC
- Set Over Three Floors
 - Busy Town Centre Location
 - Freehold
- Spacious Shop Floor
 - Detached Garage
 - Council Tax Band: TBC

Ground Floor

Entrance

UPVC double glazed door to the shop.

Shop

27'1 x 13'8 (8.26m x 4.17m)

Two UPVC double glazed windows, central heating radiator, plumbing for a washing machine, stainless steel sink and drainer with mixer tap, wall mounted wash basin with traditional taps, spotlights, fitted vanity units, wood effect laminate flooring, staircase to the first floor, door to the rear.

First Floor

Landing

13'11 x 5'1 (4.24m x 1.55m)

Smoke alarm, storage cupboard, doors to a treatment room, shower room and door to a further landing.

Treatment Room

13'10 x 12'11 (4.22m x 3.94m)

UPVC double glazed window, central heating radiator, two feature wall lights, wood effect laminate flooring.

Shower Room

9'7 x 8'2 (2.92m x 2.49m)

UPVC double glazed window, central heating radiator, direct feed walk in shower, tiled elevations, two feature wall lights, extractor fan, tiled flooring.

Further Landing

8'2 x 2'9 (2.49m x 0.84m)

Feature wall light, staircase to the second floor, staircase to the lower ground floor exit.

Second Floor

Landing

10'3 x 4'9 (3.12m x 1.45m)

Loft access, smoke alarm, doors to two treatment rooms and a shower room.

Treatment Room Two

13'8 x 12'7 (4.17m x 3.84m)

UPVC double glazed window, two Velux windows electric heater, a range of white base units, stainless steel sink and drainer with mixer tap, smoke alarm, wood effect laminate flooring.



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