



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Waddington Road, Clitheroe, BB7 2HJ

£150,000

SPACIOUS COMMERCIAL PREMISES WITH GREAT POTENTIAL

Nestled on Waddington Road in the charming town of Clitheroe, this remarkable retail property, built in 1710, presents an exceptional opportunity for both business and potential residential conversion. With an impressive square footage, the premises boasts a spacious layout that is ideal for a variety of commercial uses, making it a blank canvas for your entrepreneurial aspirations.

The property features an expansive shop floor that is complemented by an adjoining office, providing a functional space for customer interaction and administrative tasks. At the rear, you will find a generous workshop or store room, perfect for stock management or creative projects. Additionally, the first floor offers further office space, enhancing the versatility of this property.

Situated just a short stroll from the town centre, Clitheroe Interchange, and the esteemed Clitheroe Royal Grammar Sixth Form, this location benefits from high foot traffic and excellent accessibility. The surrounding area is vibrant and welcoming, making it an ideal spot for attracting customers.

Moreover, there is potential for conversion into residential premises, subject to obtaining the necessary planning permissions. This opens up exciting possibilities for those looking to invest in a property that can serve multiple purposes.

Waddington Road, Clitheroe, BB7 2HJ

£150,000



- Spacious Commercial Property
- Potential Residential Conversion
- Perfect Location
- CEPC Rating C
- Abundance of Space
- Expansive Shop Floor
- Tenure Freehold
- Bursting with Potential
- Generous Workshop
- Council Tax Band D

Ground Floor

Entrance

Hardwood single glazed front door.

Shop

42'8 x 21'4 (13.00m x 6.50m)

Five skylights, hardwood single glazed shop front window with roller shutter, three hardwood single glazed frosted windows, four central heating radiators, exposed beams, wood cladding ceiling and elevations, gas meter, kitchen area with high gloss wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, integrated fridge and freezer, stainless steel splashback, tiled flooring and door to office.

Office

13'1 x 9'3 (3.99m x 2.82m)

Three Velux windows, central heating radiator, single glazed window to shop, vaulted ceiling, wood cladding ceiling and elevations, fitted desk and drawers, overhead storage, sliding doors to wash room and rear hall.

Wash Room

6'8 x 4'5 (2.03m x 1.35m)

Hardwood single glazed frosted window, central heating radiator, base units with laminate work surfaces, stainless steel one and a half bowl sink and drainer with mixer tap, wall mounted boiler, wood cladding elevations and door to WC.

WC

4'2 x 2'5 (1.27m x 0.74m)

Hardwood double glazed frosted window, low basin WC and wood cladding elevations.

Rear Hall

17'11 x 8'4 (5.46m x 2.54m)

Hardwood single glazed frosted window, central heating radiator, smoke detector, doors leading to workshop, side elevation and stairs to first floor.

Workshop

25'7 x 18'0 (7.80m x 5.49m)

Three hardwood single glazed frosted windows, door to side elevation and wooden sliding garage door.

First Floor

Landing

17'5 x 8'3 (5.31m x 2.51m)

Velux window, fitted shelving and door to office two.

Office Two

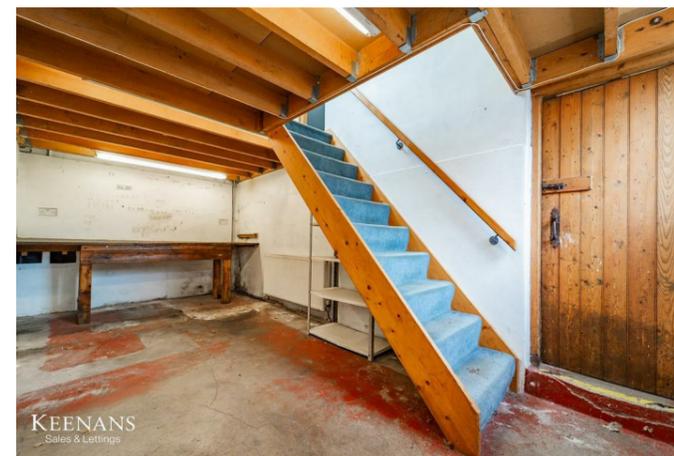
18'2 x 15'11 (5.54m x 4.85m)

Two Velux windows and open to office three.

Office Three

18'2 x 8'11 (5.54m x 2.72m)

Velux window and central heating radiator.



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