



### Tenure

Freehold.

### Location

The town of Clitheroe lies approximately 9 miles north-east of Blackburn and 8 miles north-west of Burnley.

The property is situated within the town centre, on the east side of Castle Street and close to the castle.

Occupiers close by include Age UK (adjacent), Costa Coffee (opposite), Sayers Bakers, Boots, HSBC, Santander, Cancer Research, Bodycare and M&Co.

### Description

The Grade II listed property is arranged on ground and two upper floors to provide a ground floor shop together with ancillary accommodation to the first floor. The second floor provides further ancillary accommodation which is presently unused by the tenant.

The property provides the following accommodation and dimensions:

Gross Frontage	4.85 m	(15' 11")
Net Frontage	4.00 m	(13' 2")
Shop & Built Depth	19.40 m	(63' 8")
Ground Floor	64.00 sq m	(689 sq ft)
First Floor	69.10 sq m	(744 sq ft)
Second Floor	33.00 sq m	(355 sq ft)
Total	166.10 sq m	(1,788 sq ft)

### Tenancy

The entire property is at present let to GREET SOMEONE HAPPY LTD (t/a House of Cards) for a term of 10 years from 29th September 2016 at a current rent of £15,000 per annum. The lease provides for a rent review in the 5th year of the term and contains full repairing and insuring covenants.

(1) There is a tenant's option to determine at the end of the 5th year.

### VAT

VAT is not applicable to this lot.

### Documents

The legal pack will be available from the website [www.allso.co.uk](http://www.allso.co.uk)

### Energy Performance Certificate

EPC Rating 87 Band D (Copy available on website).

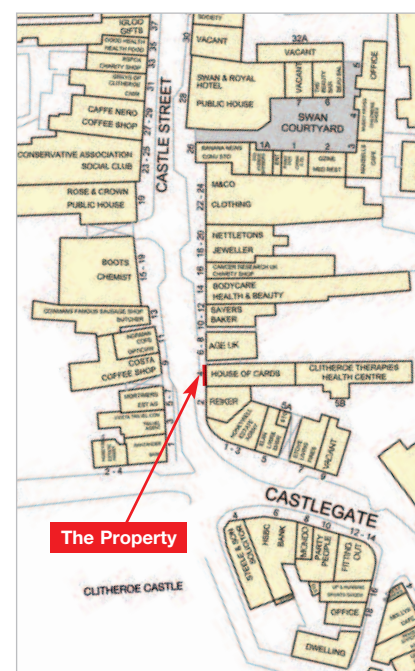
## Clitheroe

### 4 Castle Street Lancashire BB7 2BX

- Freehold Shop Investment
- Town centre location close to Clitheroe Castle
- Popular tourist destination
- Lease expiry 2026 (1)
- No VAT applicable
- Rent Review 2021
- Current Rent Reserved

**£15,000 pa**

**SIX WEEK COMPLETION  
AVAILABLE**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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