



DRAFT COPY:
I confirm that I have checked all details in these particulars and they are correct in all respects.

Signature:

Date:



Whalley Road, Wilpshire £350,000

- Commercial Property
- Spacious Accommodation
- Off-Road Parking
- Must Be Viewed
- Lots Of Potential
- Over Three Floors
- Good Network Links
- Well Maintained

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INTRODUCTION

This versatile living/commercial property is conveniently located on the outskirts on the beautiful Ribble Valley with great access to the neighbouring town of Blackburn as well as offering easy access to local amenities and major commuter routes along the M65 and A59. Flowing internally with deceptively spacious accommodation with superb potential to convert back to a generously sized family home with ample off-road parking the property would be ideally suited for commercial purposes or as a family home for a growing family looking to put their personal stamp on a property.

The property comprises briefly, to the ground floor; entrance to the shopfront comprising of two reception areas with doors leading to an office and inner hall. The hallway has stairs leading to the first floor and doors providing access to a downstairs WC, kitchenette and stairs to the lower ground floor. To the lower ground floor is a landing area with doors leading to the side elevation and two additional office spaces. To the first floor is a landing with doors leading to a dressing room leading to a WC, a storage room, office and studio with sitting area.

Externally the property boasts parking for numerous vehicles to the front of the property and a side garden providing access to the lower ground floor.

For further information, or to arrange a viewing, please contact our Clitheroe team at your earliest convenience.

Ground Floor

Entrance

Hardwood single glazed door leading into reception room one.

Reception Room One

12'6 x 11'4 (3.81m x 3.45m)

Hardwood single glazed bay window, central heating radiator, gas living flame fire with brick surround, wooden beam mantel, spotlights, wood effect flooring, door to hallway and open to reception room two.

Reception Room Two

16'4 x 11'4 (4.98m x 3.45m)

UPVC double glazed window, central heating radiator, spotlights, wood effect flooring and a door to office one.

Office One

14'5 x 11'5 (4.39m x 3.48m)

Hardwood single glazed window, central heating radiator and wood effect flooring.

Hallway

Wood effect flooring, stairs to the first floor, door to the stairs to the lower ground floor and doors leading to the kitchen and to the WC.

WC

7'7 x 4'8 (2.31m x 1.42m)

Dual flush WC, pedestal wash basin with traditional taps, spotlights, extractor fan, part-tiled elevations and wood effect flooring.

Kitchen

8'1 x 7'7 (2.46m x 2.31m)

UPVC double glazed window, a range of wall and base units with laminate work surfaces, stainless steel sink, drainer and traditional taps, space for a fridge, a Vaillant combination boiler and wood effect flooring.

First Floor

Landing

Skylight, loft access and doors leading to storage, a studio sitting area, office two and to a dressing room.

Dressing Room

6'4 x 5'6 (1.93m x 1.68m)

UPVC double glazed frosted window, central heating radiator, partial wood clad elevations, wood effect flooring and a door to the WC.

WC

6'6 x 2'7 (1.98m x 0.79m)

UPVC double glazed window, low basin WC, wall mounted wash basin, fully-tiled elevations and wood effect flooring,

Storage

7'10 x 4'2 (2.39m x 1.27m)

Spotlights.

Office Two

12'6 x 11'5 (3.81m x 3.48m)

UPVC double glazed window, central heating radiator, spotlights and wood effect flooring.

Studio Sitting Area

12'9 x 9' (3.89m x 2.74m)

UPVC double glazed window, central heating radiator, wood effect flooring and open to the studio.

Studio

16'5 x 11'4 (5.00m x 3.45m)

Spotlights and a false wall hiding two UPVC double glazed windows.

Lower Ground Floor

14' x 11' (4.27m x 3.35m)

Hardwood single glazed window, door leading to the side elevation, doors to office three and four.

Office Three

27'9 x 11' (8.46m x 3.35m)

Hardwood single glazed window.

Office Four

13'10 x 10'9 (4.22m x 3.28m)

UPVC double glazed window, central heating radiator.

External

Front

Parking for three vehicles at the front of the property and a garden to the side of the property which leads down to lower ground floor access.