

TO LET (MAY SELL)



Retail premises extending to over 150 sq ft

Ground Floor Shop, 113 Whalley Road, Clayton Le Moors, BB5 5ED

-  Lockup shop unit extending to 158 sq ft
-  Suitable for various retail businesses such as barbers, hairdressers, or beauty therapists
-  Competitive rent and free business rates for eligible tenants
-  Highly prominent retail premises in main road position with return frontage and composite door
-  On street car parking available in the immediate vicinity
-  Occupied by a door and glazing company for many years
-  Located half a mile from junction 7 of the M65 motorway
-  Mains electricity and water, but no toilet facilities

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is positioned on Whalley Road in Clayton Le Moors in a highly prominent and visible location.

The property is in an extremely busy location between Accrington and Great Harwood with a population of just over 8,500 residents.

The building is located half a mile away from junction 7 of the M65 motorway with good access to Burnley, Hyndburn, Blackburn and Preston.

Description

A lockup retail premises in an extremely busy main road location.

The property has been occupied by a window and door company for many years, and offers open plan accommodation with mains electricity and water however, no toilet facilities.

The property is ideal for a barbers, hair dressers, or an office premises, and will be available from the 1st January 2026.

The site has a large display frontage to Whalley Road, composite door, and return frontage to Read Street.

Accommodation

The accommodation has been measured on a gross internal basis and extends to the following approximate areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Retail Space	3.6m x 4.1m	158	14.68

Terms

The shop is available by way of a new internal repairing and insuring lease for a minimum term of three years at a rent of £250 per calendar month.

Purchase Price

Offers in the region of £35,000.

Vat

We have been informed that the property is not elected for VAT, so this tax will not be charged in addition to the rent or purchase price.

Tenure

Leasehold for a term of 999 years from 29/09/1868.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £1,850.

The prospective tenant may be eligible for 100% discount with the Governments Small Business Rates Relief initiative but must contact Hyndburn Borough Council on 01254 388111 to confirm further details.

Outgoings

In addition to the rent and the business rates liability the ingoing tenant is to be responsible for all utilities connected to the property and the buildings insurance which will be recharged by the landlords.

Services

We understand the property has the benefit of mains electricity and water, having a sink installed but no toilet facilities. There is no possibility of installing WC facilities into the property.

Service Responsibility

It is the prospective tenant's responsibility to verify that all services/appliances are in safe working order and are of suitable purpose being adequate for their needs.

Legal Costs

Each party is to be responsible for their own legal costs.

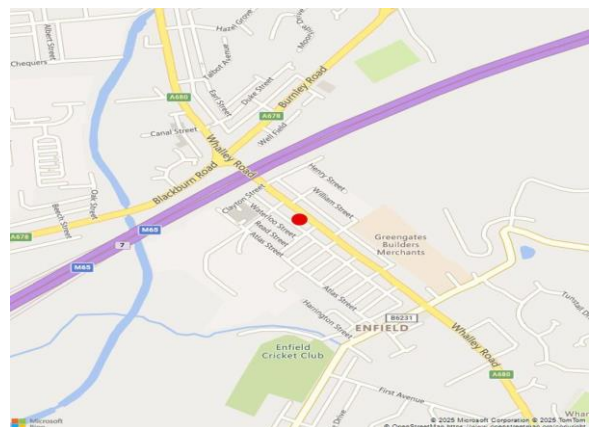
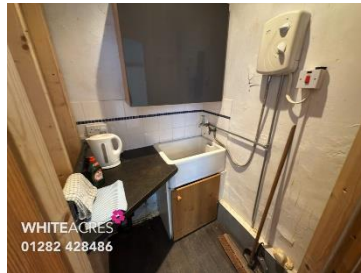
Viewings

Please contact the agents:

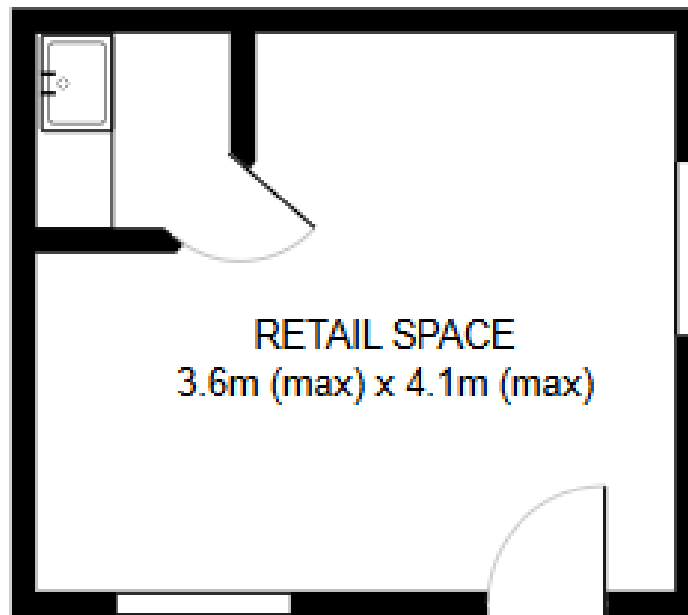
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STORAGE/RETAIL SPACE (approx 14.76 sq meters, 158.8 sq ft)



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE