

TO LET

John Pallister
Chartered Surveyors



POA—To be negotiated

Building at Douglas Hall Cottage

Spenbrook Road

Burnley

BB12 9JG

The Coach House

28 Duck Street

Clitheroe

BB7 1LP

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A highly versatile building offering excellent potential for a variety of uses, such as a Farm Shop, Café, or storage and distribution hub for an online business. The property also presents an opportunity for commercial use, all subject to the necessary planning consents.

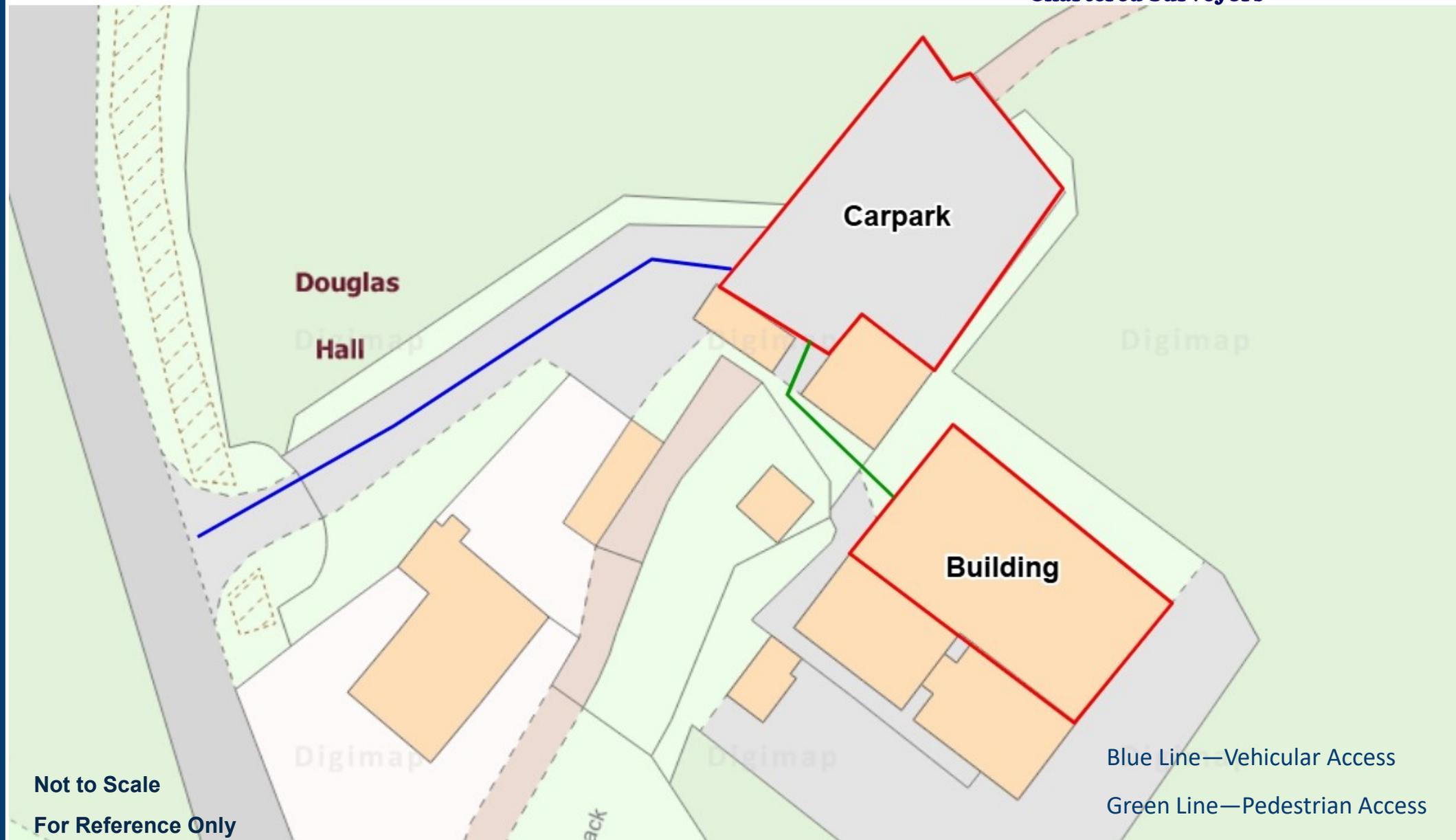
Situated in an attractive rural setting, the building enjoys a prime position on a busy tourist route near the iconic Pendle Hill, and is conveniently located just a short distance from the popular towns of Clitheroe and Burnley. This strategic location could offer strong passing trade while retaining the charm of a countryside environment.

The property comprises:- (All measurements are approximate)

Building— 269 sqm (2895.49 sqft) The fully serviced building with installed water and electric features a concrete floor and is currently partitioned into pens, which can be removed upon request to create an open-plan, blank canvas space. The building has pedestrian access via a large door from the adjacent car park with windows to the eastern elevation.

Carpark— The car park is a shared, tarmacked area providing space for several vehicles. Access is via a gated access road from Spenbrook Road with nighttime security via a watchman.





John Pallister for themselves and as agents for the vendors of this property give notice that whilst we endeavor to make our sales particulars accurate and reliable, if there is any point of particular importance to you please contact the office and we will be pleased to confirm the position for you; particularly if you are contemplating travelling some distance to view the property. None of the statements contained in these particulars as to this property are to be relied on as representations of fact. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. These particulars do not constitute any part of an offer or contract. The vendor, John Pallister nor any other person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Rates

Rateable Value £TBC (2026/2027).

EPC

Unconfirmed at this time

Lease terms.

The building is available on favourable lease or licence terms, to be negotiated depending on use.

Use

Planning is to be discussed dependent on the intended use

Viewing

The property is available for viewing with the agents on an appointment basis only.

Enquiries

The building is being offered to let. All offers can be made to our office via email or post.

For further information or any enquiries, please contact the agents on 01200 425697 or email us on: info@pallisters.co.uk

Date Created: 11.2.26

