

3 New Market Street, Clitheroe, BB7 2JW

TO LET



TO LET

Use - Office, Retail

Size - 700 Sq ft

Rent - £14,000 per annum (no VAT)

- 700 sq.ft / 65 sq m.
- TO LET - Prime Town Centre Retail Property
- Fitted to a high standard
- Suitable for various uses
- Prominent main road position within Clitheroe town centre



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

3 New Market Street, Clitheroe, BB7 2JW

Location

The property is situated on New Market Street in Clitheroe town centre occupying a prominent position with on street parking immediately outside and a large public car immediately adjacent.

Clitheroe railway station is approximately 0.2 miles from the premises with a strong mix of surrounding businesses in the immediate vicinity along with all of Clitheroe's town centre amenities.

Description

The property comprises a ground floor, refurbished retail unit which would be suitable for various uses.

Externally the property has a attractive rendered stone façade with double glazed windows benefiting from security shutters. Internally the property has air conditioning, vinyl floors and fluorescent strip lighting.

The unit is self contained and completely open plan with w/c facilities. There is a residential apartment located on the first and second floors above this premises and therefore only complimentary uses will be considered.

Accommodation

We have measured the unit on a net internal area basis equating to 700 sq. ft. / 65 sq. m.

Rental

£14,000 per annum (no VAT)

Lease Terms

Available by way of a new FRI lease for a minimum period of 3 years.

Rating

The property has a rateable value of £9,700. Therefore qualifying companies will benefit from small business rates relief meaning rates bill will be £0. Further details available on request.

Legal Costs

Each party to be responsible for their own legal costs.

Services

All mains services are connected to the property.

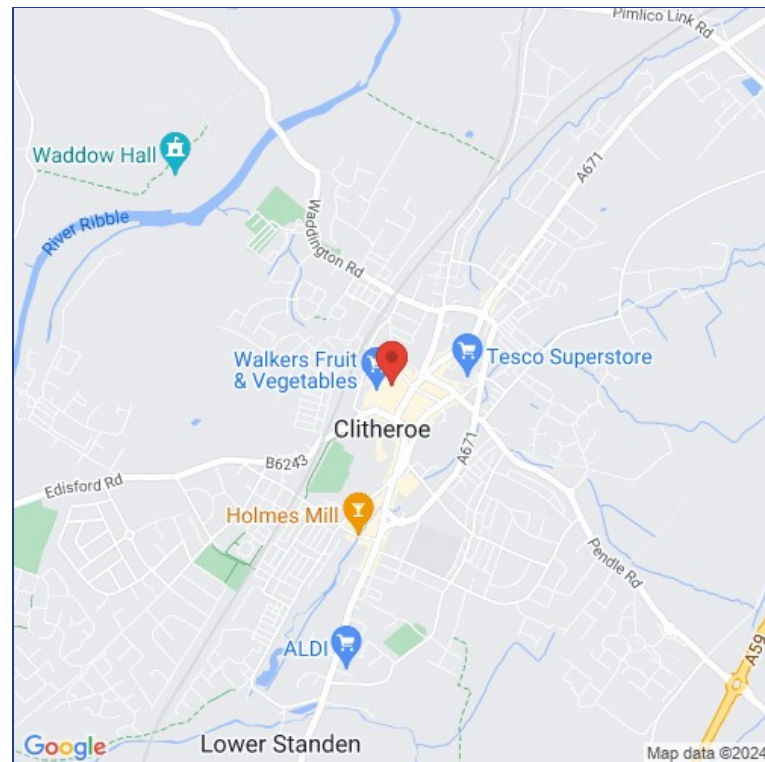
Viewing

Strictly through agents:

Taylor Weaver

James Taylor

01254 699030



www.taylorweaver.co.uk

Telephone: 01254 699030



Email: info@taylorweaver.co.uk

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.