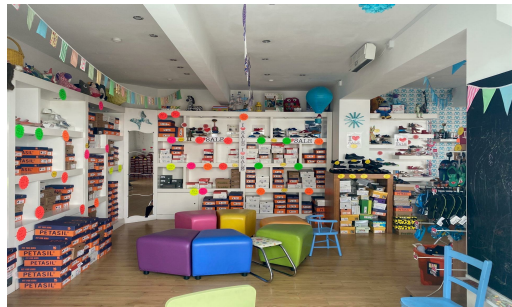


Unit 4 Swan Courtyard, Off Castle Street, Clitheroe , BB7 2DQ



TO LET

Use - Office, Retail

Size - 1,006 Sq ft

Rent - £12,000 per annum (no VAT).

- High Quality Retail Unit Within Swan Courtyard
- Suitable for various uses
- Rental £12,000 per annum (No VAT)



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

The property is located within the popular Swan Courtyard development located just off Castle Street in the heart of Clitheroe town centre.

Swan Courtyard includes a variety of local retailers including cafe and restaurant users along with bridal shop, barbers and many others.

Description

Previously trading as Muddy Frogs the property comprises an attractive ground floor retail unit with storage and ancillary accommodation on the first floor.

Externally the building is of stone construction with full height shop windows across the front of the property. Internally the property has recessed spotlighting and vinyl wood effect floors with a predominantly open plan retail space making the unit suitable for a number of businesses.

Accommodation

We have measured the property on a net internal area basis.

Ground Floor Retail	516 sq.ft
First Floor Storage/W/C	490 sq.ft
Total	1,006 sq.ft

Rental

£12,000 per annum (no VAT).

Lease Terms

The property is available by way of a new 3 year lease with the tenant to occupy on an internal repairing and insuring basis. The tenant will be responsible for the costs of building insurance, water and electricity. Full details are available on request.

Deposit

A rental deposit equating to 3 months rental will be held for the duration of the tenancy.

Rating

As published on the VOA website the property has a rateable value of £8,300 therefore qualifying companies will benefit from small business rates relief. Further details are available on request.

Services

All mains services with the exception of gas are connected to the property.

Viewing

Strictly via sole agent Taylor Weaver

James Taylor

Director

Tel: 01254 699 030

