

9 York Street, Clitheroe, BB7 2DH



## FOR SALE or TO LET

Use - Office, Retail

Size - 690 Sq ft

Rent - £15,000 p.a. (no VAT)

Price - £160,000 (NO VAT)

- Prime Town Centre Retail Property
- 690 sq.ft / 64 sq m.
- Fitted to an extremely high standard
- Prominent main road position within Clitheroe town centre
- Price £160,000



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

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### Location

The property is situated on York Street in Clitheroe town centre occupying a prominent position with on street parking immediately outside.

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, fully refurbished retail unit which would be suitable for various uses.

Externally the property has a attractive stone façade with double glazed windows and pedestrian door access.

The unit is self contained with its own kitchen and w/c facilities towards the rear. There are residential apartments located on the first and second floors above this premises and therefore only complimentary uses will be considered.

### Accommodation

We have calculated that the net internal area of the premises is 690 sq.ft / 64 sq.metres.

### Price

£160,000 (NO VAT)

### Tenure

Long leasehold - further details available on request.

### Rental

£15,000 p.a. (no VAT)

### Building Insurance

The cost for 2024 is £585.71 per annum. Further details are available on request.

### Legal Costs

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

### Rating

As published on the VOA Office online the property has a rateable value of £8,700. Subject to certain conditions, qualifying businesses will benefit from small business rates relief

### Services

All mains services with the exception of gas are available to the premises.

### Viewing

Strictly via agent:

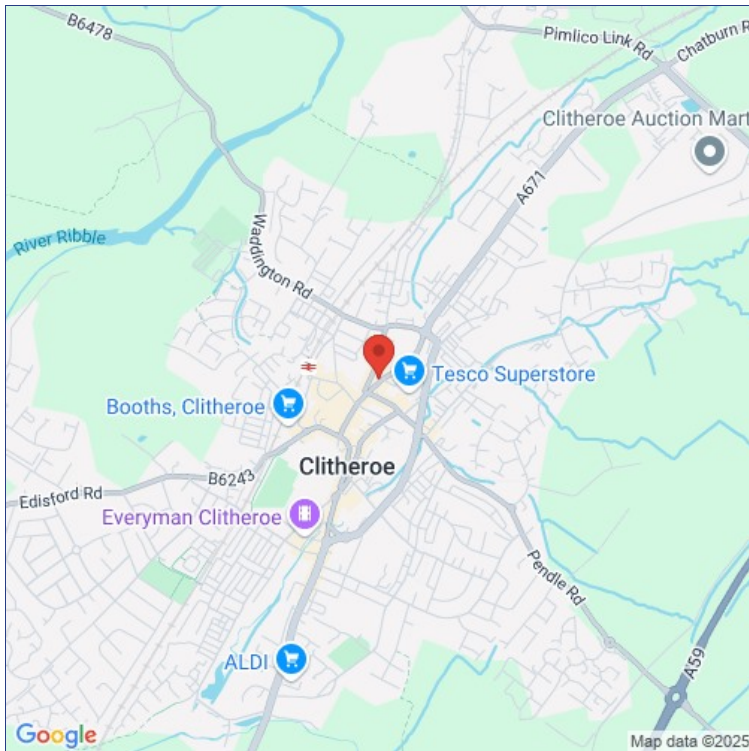
Taylor Weaver

James Taylor

Director

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