

First Floor, 26A Castle Street, Clitheroe, BB7 2BX

TO LET



TO LET

Use - Office, Retail, Leisure

Size - 882 Sq ft

Rent - £15,000 per annum (no VAT)

- TO LET – MODERN REFURBISHED FIRST FLOOR PREMISES
- Prime Town Centre Location in Clitheroe
- Recently refurbished to a high standard, both inside and out
- Bright, contemporary open-plan layout
- Self-contained first floor accommodation



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 situated in the prime retailing position on Castle Street within Clitheroe's town centre.

The property is ideally situated within Clitheroe's bustling town centre, surrounded by a diverse mix of national retailers, independent boutiques, cafes, and restaurants. The area benefits from a steady footfall throughout the week, boosted by the town's popular markets and events.

Clitheroe enjoys excellent transport links, with regular train services to Manchester and Blackburn, and convenient road access via the A59, connecting directly to the M6 motorway. Ample public parking and pedestrian-friendly streets further enhance the accessibility and appeal of the location.

Description

This characterful building has been comprehensively refurbished to offer a stylish and contemporary business environment suitable for various uses.

The first floor comprises a bright, spacious open-plan retail area, finished to a high standard throughout. Key features include modern LED pendant lighting, large sash windows providing excellent natural light, and private kitchen and W.C. facilities.

Externally, the property has been restored to complement the historic charm of its surroundings. Access is via a timber staircase from Swan Courtyard, leading into a generous open-plan space with a private office/meeting room at the front, overlooking Castle Street.

Further details regarding the refurbishment and specification are available upon request.

Please note: The ground floor is also available to lease under separate negotiation. Additional information available on request.

Accommodation

We have calculated the net internal area of the premises to be 882 sq. ft. / 82 sq. m.

Rental

£15,000 per annum (no VAT)

Lease Terms

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

Rating

Available on request. We anticipate the rateable value to be below £12,000 and therefore no business rates payable for qualifying occupiers.

Legal Costs

Each party responsible for their own legal costs.

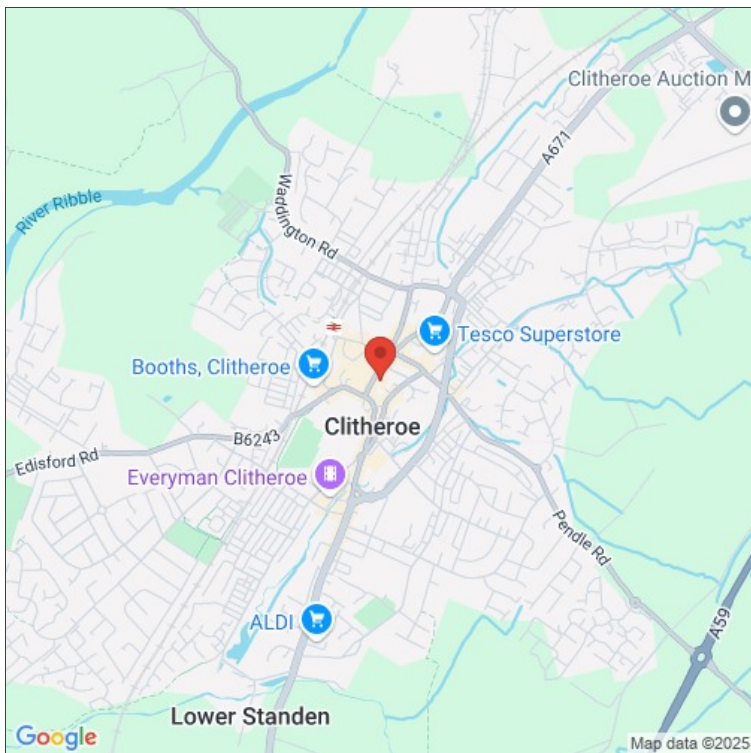
Services

All mains services (with the exception of gas) are available to the property.

Viewing

Strictly through agents
Taylor Weaver
(James Taylor)
01254 699030

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