

17 Moor Lane, Clitheroe, BB7 1BE

**TO LET**



## TO LET

Use - Office, Retail

Size - 1,434 Sq ft

Rent - £14,500 per annum.

- Town Centre Retail Property
- Currently Being Refurbished
- Prominent location within Ribble Valley
- Suitable for various retail uses
- Garage parking to rear



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## 17 Moor Lane, Clitheroe, BB7 1BE

### Location

The property is located fronting Moor Lane within Clitheroe town centre.

Moor Lane is the main High Street in Clitheroe and the subject property occupies a prominent position.

Surrounding retailers in the vicinity include Sainsbury's, The Emporium Restaurant and other local and national businesses.

Clitheroe railway and bus station are less than 1 mile from the premises.

### Description

The property comprises a 3 storey retail premises constructed of rendered stone built walls under a pitched slate roof.

The accommodation provides retail space on the ground floor with ancillary storage accommodation at the lower ground floor and an upper floor providing additional office/storage space. The property has the benefit of gas fired central heating.

The property is currently being refurbished to include the following:

- ~External & internal redecoration
- ~Improved shop front
- ~New wc and kitchen facilities
- ~Retention of some original features
- ~LED lighting

In addition there is a garage which is accessed off Lowergate.

### Accommodation

We have calculated the net internal area of the premises to be as follows:

Ground Floor	
Shop Front	12 feet
Shop Depth	52 feet
Sales Area	545 sq.ft
New WC facilities	81 sq.ft
Lower Ground Floor	
4 Rooms including W.C	554 sq.ft
First Floor	
2 Rooms-kitchen	254 sq.ft
Garage Off Lowergate	Not Measured

### Rental

£14,500 per annum.

### Lease Terms

The property is available by way of a new lease on FRI terms for a minimum period of 3 years.

### Rating

The property has a rateable value of £8,500, therefore eligible businesses will be able to claim small business rates relief.

### Legal Costs

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

### VAT

VAT is applicable to figures quoted in these particulars.

### Services

All mains services are available to the premises.

### EPC

An EPC is available on request.

### Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

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