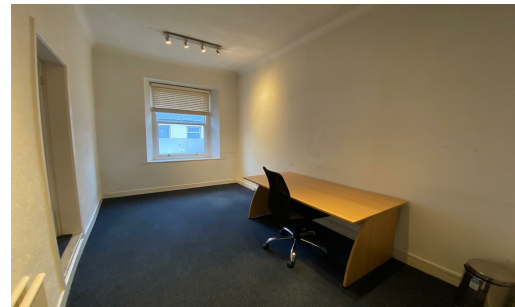


28 Castle Street, Clitheroe , BB7 2BX

TO LET



TO LET

Use - Office, Retail

Size - 1,060 Sq ft

Rent - £10,000 per annum (no VAT)

- OFFICE/ RETAIL UNIT IN PRIME LOCATION WITHIN CLITHEROE TOWN CENTRE
- 1,060 SQ.FT
- Rental £10,000 per annum (no VAT)
- Available June 2023
- Suitable for various uses



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

28 Castle Street, Clitheroe , BB7 2BX

Location

Property is situated in a prime position on Castle Street, which is Clitheroe's main high street.

Clitheroe is a small affluent market town with good rail and road links to the rest of the North West. The train station and bus station are less than half a mile from the property.

The property is surrounded by a number of local and national retailers including Boots Pharmacy, FatFace, Cafe Nero and Marsdens Building Society, amongst many others.

Description

The property is self contained and located above the Marsdens Building Society and accessed via a staircase.

The accommodation has been split into a series of 5 offices and contains a small kitchen and w/c facilities. Internally the property benefits from carpeting throughout, spotlighting with gas central heating and double glazed UVPC windows. At the rear of the property there is designated parking for 2 vehicles.

Accommodation

The property has been measured on a net internal area basis extending to 1,060 sq.ft / 98.5 sq.metres.

Rental

£10,000 per annum (no VAT)

Lease Terms

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

Rating

As published by the VOA online the property has a rateable value of £8,500. This means that qualifying businesses will be eligible for business rates relief. Full details are 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 via sole agent;
Taylor Weaver
James Taylor
Director
Tel: 01254 699 030

