

# 28 Castle Street, Clitheroe , BB7 2BX





**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

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## 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  $\pounds 8,500$ . 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.

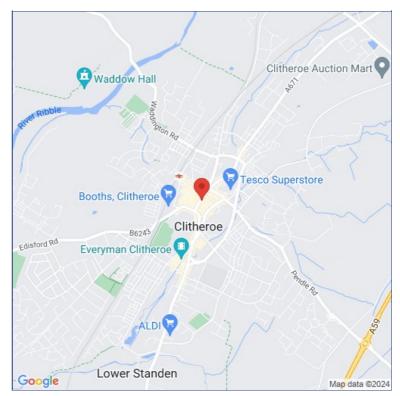
# Services

All mains services are connected to the property.

Telephone: 01254 699030

# Viewing

Strictly via sole agent; Taylor Weaver James Taylor Director Tel: 01254 699 030



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