

3 New Market Street, Clitheroe, BB7 2JW

**TO LET**



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Use - Office, Retail

Size - 700 Sq ft

Rent - £14,000 per annum (no VAT)

- 700 sq.ft / 65 sq m.
- TO LET - Prime Town Centre Retail Property
- Fitted to a high standard
- Suitable for various uses
- Prominent main road position within Clitheroe town centre



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## 3 New Market Street, Clitheroe, BB7 2JW

### Location

The property is situated on New Market Street in Clitheroe town centre occupying a prominent position with on street parking immediately outside and a large public car immediately adjacent.

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

Externally the property has a attractive rendered stone façade with double glazed windows benefiting from security shutters. Internally the property has air conditioning, vinyl floors and fluorescent strip lighting.

The unit is self contained and completely open plan with w/c facilities. There is a residential apartment located on the first and second floors above this premises and therefore only complimentary uses will be considered.

### Accommodation

We have measured the unit on a net internal area basis equating to 700 sq. ft. / 65 sq. m.

### Rental

£14,000 per annum (no VAT)

### Lease Terms

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

### Rating

The property has a rateable value of £9,700. Therefore qualifying companies will benefit from small business rates relief meaning rates bill will be £0. Further details 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 through agents:

Taylor Weaver

James Taylor

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