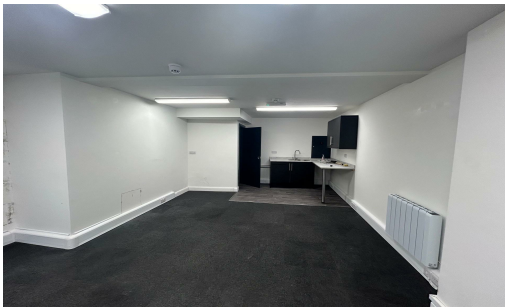


134 Lowergate, Clitheroe, BB7 1BE

TO LET



TO LET

Use - Office, Retail

Size - 415 Sq ft

Rent - £8,500 per annum, no VAT.

- Newly Refurbished Business/Retail Units in Clitheroe Town Centre
- Available now
- Various uses considered
- 415 sq. ft. / 38.55 sq. m.
- Rent only £708 pcm. (no VAT)



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

134 Lowergate, Clitheroe, BB7 1BE

Location

The property is located fronting Lowergate within Clitheroe town centre. Lowergate sits immediately below Moor Lane which is the main high street in Clitheroe town centre.

Surrounding retailers in the immediate vicinity include Sainsburys and The Emporium Restaurant amongst all of the other town centre amenities.

In addition Clitheroe railway station and bus station are less than 1 mile from the property.

Description

The property has undergone a complete redevelopment, resulting in small, well-finished business units suitable for a variety of uses. Each unit features its own kitchenette and WC facilities, complemented by a newly installed, modern shop front.

Previously used as office accommodation, the property is also ideally suited for retail purposes, offering flexibility to meet diverse business needs.

Accommodation

The property has been measured on a net internal area basis and is 415 sq.ft

Rental

£8,500 per annum, no VAT.

Lease Terms

The property is available to lease on an internal repairing and insuring basis for a minimum period of 3 years.

Rating

The property will be reassessed by the valuation office upon completion of the redevelopment however we do expect these units to benefit from small business rates relief subject to qualifying conditions. Further details are available on request.

Legal Costs

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

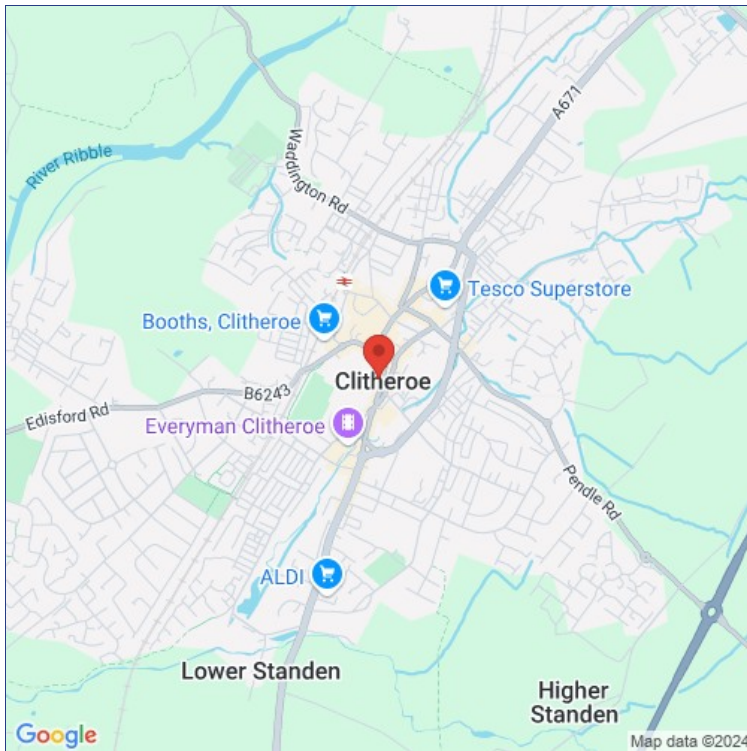
Services

All mains services excluding gas are available to the property.

Viewing

Strictly via sole agent
Taylor Weaver
James Taylor
Director
01254 699 030

134 Lowergate, Clitheroe, BB7 1BE



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