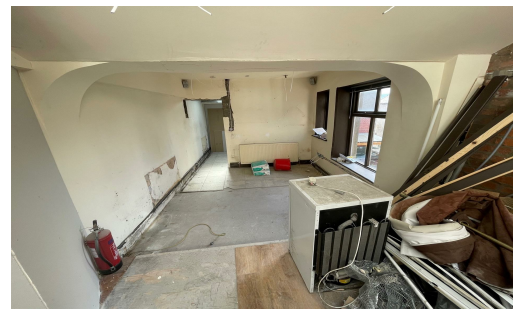
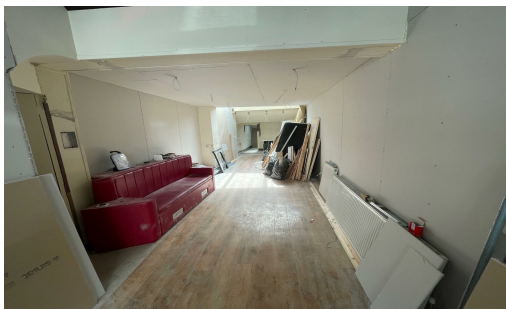


17 Moor Lane, Clitheroe, BB7 1BE

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

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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

Tel: 01254 699 030

