

4 York Street, Clitheroe, BB7 2DL

**TO LET**



## TO LET

Use - Office, Retail, Leisure

Size - 3,870 Sq ft

Rent - £40,000 per annum + VAT

- 3,870 sq ft
- Substantial Town Centre Former Restaurant Premises
- Edge of town centre and close to Clitheroe Railway Station
- Refurbished to high standard
- Valuable planning consent



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030

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## 4 York Street, Clitheroe, BB7 2DL

### Location

The property is situated with frontage to York Street on the edge of Clitheroe Town Centre in a prominent position.

Clitheroe Railway Station is approximately 0.2 miles from the premises and it is situated in a popular market town located on the banks of the River Ribble with a substantial population.

### Description

The property comprises a two storey former restaurant premises predominantly brick built construction under a pitched slate roof.

The front provides an impressive entrance area accessing an open plan former seating/dining area. At lower ground floor level is the bar area with ancillary amenity facilities.

An impressive staircase leads to the predominantly open plan first floor accommodation which provides additional former seating/dining areas with an open plan kitchen to the rear.

### Accommodation

We have calculated the net internal area of the premises to be as follows :

Ground floor	Sales	1,809 sq.ft
	Ancillary	140 sq.ft
First floor	Sales	1,282 sq.ft
	Ancillary	639 sq.ft
Total		3,870 sq.ft

### Tenure

Understood to be freehold

### Rental

£40,000 per annum + VAT

### Lease Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to a minimum of 5 years.

The rent is to be paid quarterly in advance and will be exclusive of the costs of occupation, which would include business and water rates, electricity and gas.

The rent is subject to VAT at the prevailing rate.

### Deposit

In respect of a leasehold transaction, subject to status, a deposit may be required. Full details on request.

### Rating

From the Valuation Office Agency rating list, as published on the internet, we are advised that the property is assessed at rateable value £39,250.

The rates payable will be in the region of £19,500, ignoring any transitional surcharges/relief.

### Legal Costs

In the event of a leasehold transaction the ingoing tenant will be responsible for the landlord's reasonable legal costs.

### VAT

VAT is applicable to figures quoted in these particulars

### Services

It is understood that all mains services are available to the premises

### EPC

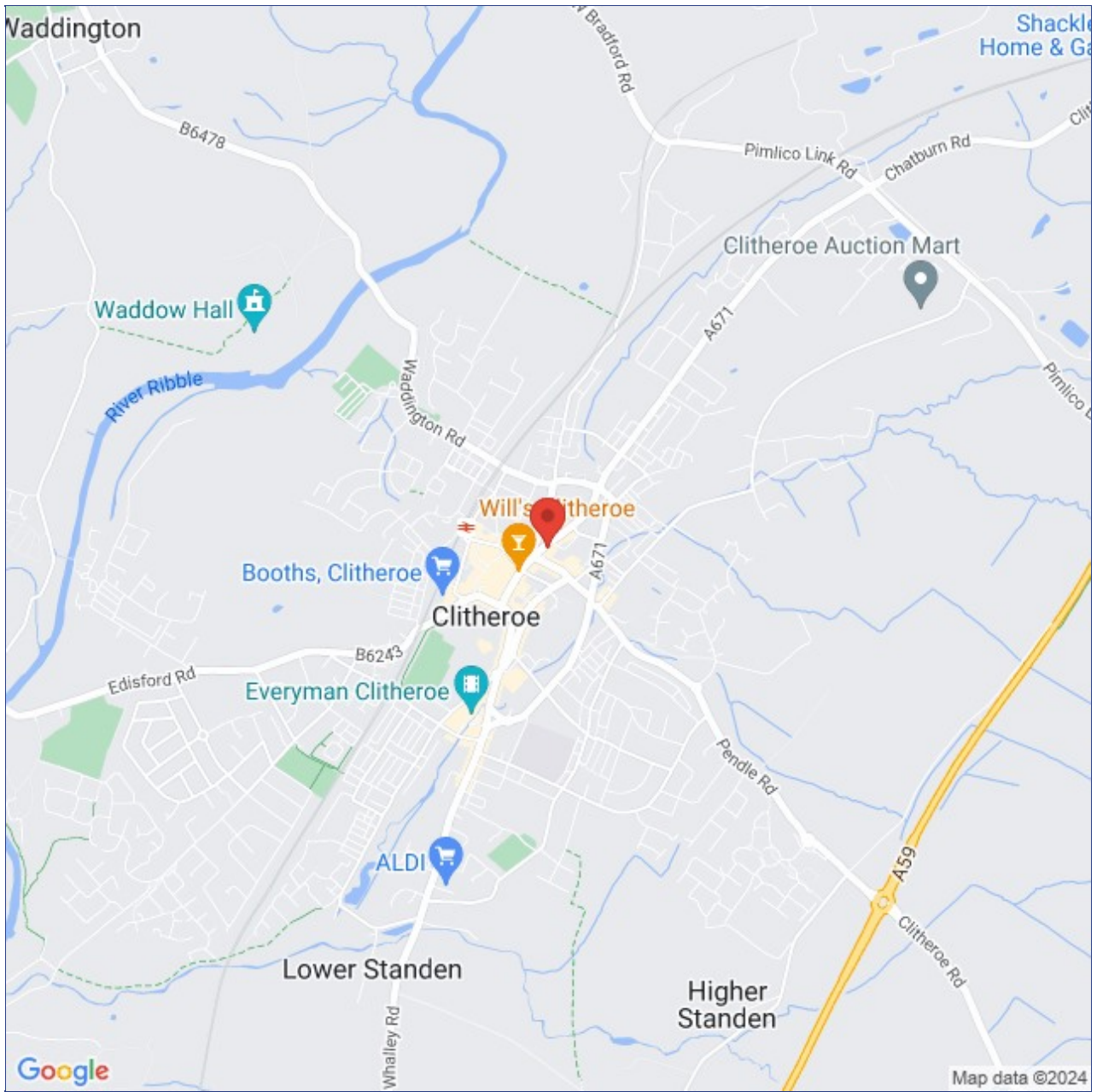
An EPC is available on request

### Planning

The property has been used as a restaurant for a number of years. Interested parties are recommended to contact the local planning authority to discuss alternative use in greater detail.

### Viewing

Strictly through agents  
Taylor Weaver  
(James Taylor)  
01254 699030



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