

9 York Street, Clitheroe, BB7 2DH









FOR SALE

Use - Retail Size - 690 Sq ft Price - £180,000 (NO VAT)

- Prime Town Centre Retail Property
- 690 sq.ft / 64 sq m.
- Fitted to an extremely high standard
- Prominent main road position within Clitheroe town centre
- Price £180,000



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk



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Location

The property is situated on York Street in Clitheroe town centre occupying a prominent position with on street parking immediately outside.

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

Externally the property has a attractive stone façade with double glazed windows and pedestrian door access.

The unit is self contained with its own kitchen and w/c facilities towards the rear. There are residential apartments located on the first and second floors above this premises and therefore only complimentary uses will be considered.

Accommodation

We have calculated that the net internal area of the premises is 690 sq.ft / 64 sq.metres.

Price

£180,000 (NO VAT)

Tenure

Long leasehold - further details available on request.

Building Insurance

The cost for 2024 is £585.71 per annum. Further details are available on request.

Rating

As published on the VOA Office online the property has a rateable value of £8,700. Subject to certain conditions, qualifying businesses will benefit from small business rates relief

Legal Costs

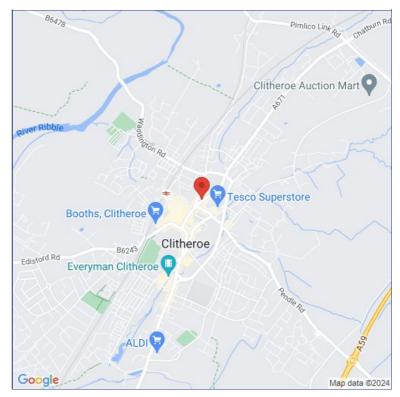
Each party is to be responsible for their own legal costs.

Services

All mains services with the exception of gas are available to the premises.

Viewing

Strictly via agent: Taylor Weaver James Taylor Director Tel: 012454 699 030.



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