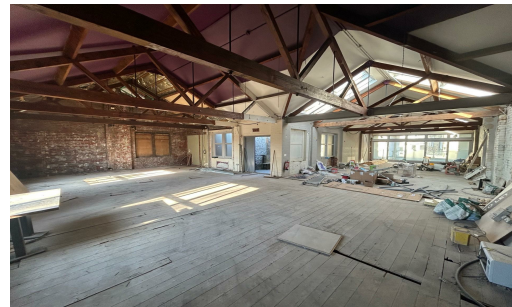


First Floor 4 York Street, Clitheroe, BB7 2DL

**TO LET**



## TO LET

Use - Office, Retail, Miscellaneous, Leisure

Size - 1,900 Sq ft

Rent - £19,000 per annum + VAT

- TO LET - \*Refurbishment underway\*
- First Floor commercial accommodation in Clitheroe town centre
- 1,900 sq ft / 176.5 sq. m.
- Suitable for alternative use subject to planning



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## First Floor 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 entire property is under going a full refurbishment which will be finished to a very good standard. The remaining space is the entire first floor which is open plan and suitable for various uses.

Access into the space is via the external staircase at the front of the property.

### Accommodation

We have calculated the net internal area of the premises to be 1,900 sq. ft. / 176.5 sq. m.

### Tenure

Leasehold

### Rental

£19,000 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 3 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

Available on request.

### Legal Costs

Each party responsible for their own 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

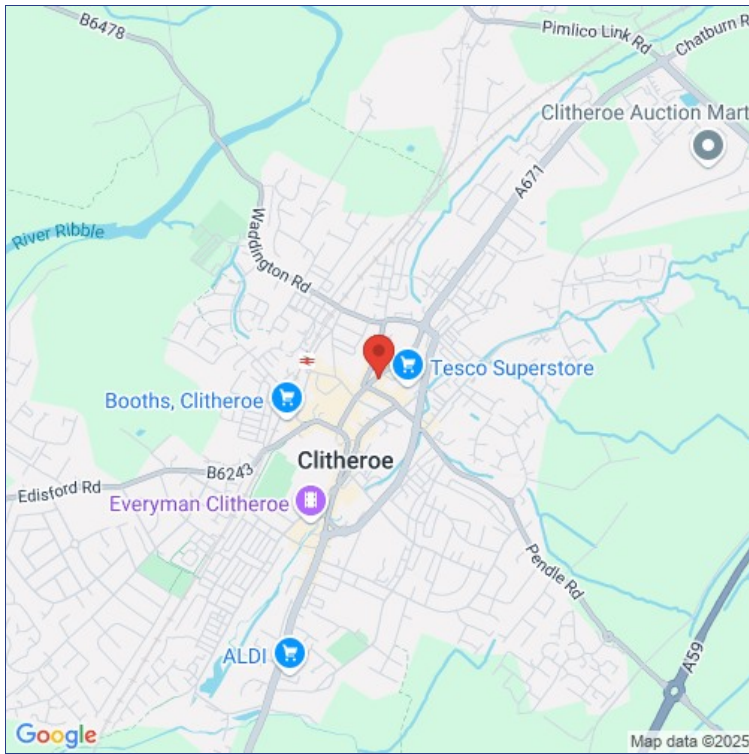
### EPC

An EPC is available on request

### Viewing

Strictly through agents  
Taylor Weaver  
(James Taylor)  
01254 699030

First Floor 4 York Street, Clitheroe, BB7 2DL



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