

35 Moor Lane, Clitheroe, BB7 1BE

TO LET



TO LET

Use - Office, Retail

Size - 865 Sq ft

Rent - £16,000 per annum (NO VAT).

- TO LET - 865 sq. ft.
- Prominent Retail/Business Unit Fronting Moor Lane, Clitheroe
- Available immediately
- Rent - £16,000 per annum (NO VAT)
- Arranged over ground, first and basement floors



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

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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 very prominent position.

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

In addition Clitheroe railway and bus station are less than 0.5 miles from the property.

Description

The property is a former bar/restaurant arranged over basement, ground and first floor levels.

Internally, the property has been found to be in a good condition and the ground floor is arranged with a two room retail area finished with parquet flooring, painted and plastered ceilings/walls and spotlights with disabled WC's on this level.

The first floor again is open plan with a former reception room fronting Moor Lane and also contains further WC's on this level. The basement is primarily used for storage with an access from the rear onto Lowergate for loading and fire escape purposes.

Accommodation

The property has been measured on a net internal area basis as follows:

Ground Floor	495 Sq.ft
First Floor	210 Sq.ft
Basement	160 Sq.ft
Total	865 Sq.ft

Rental

£16,000 per annum (NO VAT).

Lease Terms

The property is available to lease on full repairing and insuring terms for a minimum period of 2 years.

Rating

As published on the VOA website the property has a ratable value of £6,800 which means that no business rates will be payable for all qualifying occupiers. Further details are available on request.

Legal Costs

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

Services

All mains services are available to the premises.

Viewing

Strictly via sole agent Taylor Weaver

James Taylor

Director

Tel: 01254 699 030

