

5-7 Waddington Road, Clitheroe, BB7 2HJ

**TO LET**



## TO LET

Use - Office, Retail, Miscellaneous, Leisure

Size - 704 Sq ft

Rent - £7,000 per annum (NO VAT).

- Office/Retail Space in Clitheroe Town Centre
- Size: 704 sq.ft (65 sq.m)
- Clitheroe Town Centre, with excellent visibility and high foot traffic
- 3 Private offices / treatment rooms
- Highly visible with substantial passing traffic



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)

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### Location

This property is located on Waddington Road, a mix of commercial and residential premises. It is situated directly beneath the established Schofield and Pickup dental surgery, and approximately 50 meters from Clitheroe Sixth Form Centre, offering excellent exposure and accessibility.

Clitheroe town centre and all its amenities are less than 1 minutes walk from the property along with the bus interchange and railway station.

### Description

The property is laid out into an open plan reception area with three private offices/treatment rooms feeding off this reception and kitchen with WCs towards the rear of the property.

Internally the property benefits from carpeted floors, fluorescent strip lighting and a good quality fitted kitchen. There is no parking available with the property however on street parking is available immediately adjacent and on surrounding streets.

### Accommodation

We have measured the property on a net internal area basis to extend to 704 sq.ft/ 65 sq.metres.

### Rental

£7,000 per annum (NO VAT).

### Lease Terms

The property is available by way of a new lease for a term of 3 years.

### Deposit

A deposit equating to 3 months rent will be held for the duration of the lease.

### Rating

As published on the valuation office agency website the property has a ratable value of £4,900.

This means that for qualifying businesses rates payable will be zero. Further details are available on request.

### Legal Costs

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

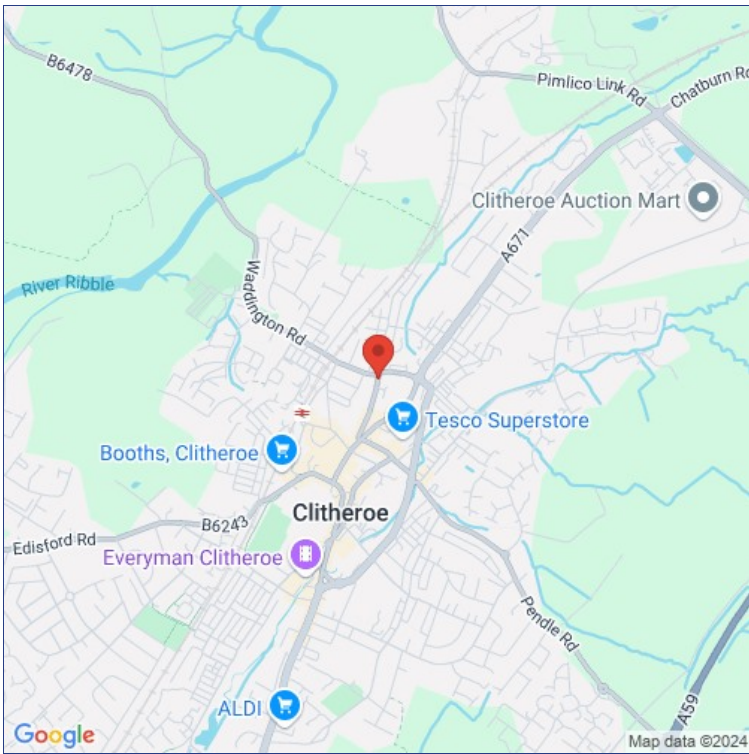
### Services

It is understood that all mains services are connected to the property. The unit is separately metered.

### Viewing

Strictly through agents  
Taylor Weaver  
(James Taylor)  
01254 699030

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