

TO LET



44 York Street, Clitheroe, Lancashire, BB7 2DL

- ❁ Small office in popular Ribble Valley market town
- ❁ Office within historic building with original features including large sash window and cast iron fire place
- ❁ Ideal for massage, sports therapy or counselling
- ❁ Located opposite sixth form grammar school
- ❁ Free business rates for eligible tenants
- ❁ On street car parking available on both sides of the road

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The ground floor office is located on York Street in Clitheroe directly opposite the sixth form grammar school.

The property is positioned at the end of York Street on the edge of Clitheroe Town Centre and only a five minute drive from connections to the A59.

Businesses in the immediate vicinity include Stanton Andrews Architects, The Grand and Tesco Supermarket.

Description

A small office positioned at the front of a multi-let professional office building in the popular market town of Clitheroe.

The office is positioned on York Street opposite the Sixth Form Grammar School with good car parking being on the edge of Clitheroe Town Centre.

Internally the office is carpeted with feature cast iron fireplace and fitted cupboards. There is a very large original sash window providing excellent natural light and shared toilet facilities.

The office is on the edge of Clitheroe Town Centre with good access to all the town centre shops/amenities.

Accommodation

The accommodation has been measured on a gross internal basis (excluding toilets and corridors) and extends to the following approximate areas:

DESCRIPTION	SQ FT	SQ M
Directors Office	144.1	13.39

Terms

The office suite is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £75 per week + VAT.

Vat

We have been informed that the rent and service charges are subject to VAT at the prevailing rate.

Outgoings

The Landlords operate a service charge to recover the electricity, water, buildings insurance, fire alarm maintenance and cleaning of the common parts further details of which can be provided on request.

Services

The office suite has the benefit of mains electricity and use of communal toilets & shower facilities.

Service Responsibility

It is the prospective tenant's responsibility to verify that all services/appliances are in working order and are of suitable purpose being adequate for their needs.

Legal Costs

The landlord will prepare a standard tenancy agreement and no costs will be required for the production of this document.

Viewings

Please contact the agents:

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