

TO LET



Stunning stone built detached three storey former bank

Former Natwest Bank, York Street, Clitheroe, Lancashire, BB7 2DN

- ❁ Imposing stone built former banking hall extending in total to approximately 4,900 sq ft
- ❁ Prime town centre position occupied by the Natwest bank for many years
- ❁ Attractive stone building with accommodation arranged over three floors
- ❁ Highly prominent building in popular market town of Clitheroe
- ❁ Ideal for vets, building society or restaurant uses
- ❁ Onsite car park positioned at the rear of the site
- ❁ Positioned close to the town library, sixth form grammar school and various national and independent retailers
- ❁ Open plan banking hall, substantial basement and first floor offices

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

Location

The property is positioned in a highly prominent location in Clitheroe town centre close to the library and Clitheroe grammar school.

The property is positioned on a corner position on the junction between York Street and Wellgate in a prime position.

There are various other businesses in the vicinity including Lloyds Bank, Brittons Jewellers, Fat Face and Ken Varies outdoor clothing shop.

Description

A highly prominent and attractive stone built bank in a prominent position in Clitheroe town centre.

The property occupies a corner position close to the library, sixth form grammar school and various national and independent retailers.

The accommodation comprises of a former banking hall with various private offices. There is a substantial basement with sluice, male and female toilets, plant room and a substantial safe. The first floor comprises of various offices, kitchen and benefits from pleasant dual aspect frontage.

The property is ideal for use as a veterinary practice, hair, beauty and makeup uses, restaurant or another bank/building society.

Externally there is a small car park to the rear of the building providing a number of allocated car parking spaces.

Accommodation

The property has been measured on a gross internal basis and extends to the following approximate areas including staircases, corridors and toilets:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Basement - Walk in safe, sluice, male and female toilets, boiler room and stores	13m x 12.8m	1,791.1	166.4
Ground Floor - Banking hall, three private offices, walk in safe and machine room	13m x 12.8m	1,791.1	166.4
Walk in safe	5m x 2.8m	150.7	14
First Floor -			
Back office 1	6.5m x 4.6m	326.1	30.3
Back office 2	8.5m x 2.8m	256.2	23.8
Canteen/kitchen	4.5m x 5.9m	286.3	26.6
Corner office	6.5m x 4.7m	329.4	30.6
GIA		4,930.9	458.1

Terms

The ground floor basement and first floor are available by way of a new lease for a term to be agreed

Vat

We understand the rent quoted is not subject to VAT at the prevailing rate

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £26,750 per annum with the rate payable being £13,348.

Outgoings

In addition to the rent and the business rates liability the ingoing tenants are to be responsible for all services connected to the property including water rates, a proportion of the buildings insurance which will be recharged by the landlords and any service charges relating to the external maintenance of the building.

Services

We understand the property has the benefit of mains electricity and water.

Service Responsibility

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

Legal Costs

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

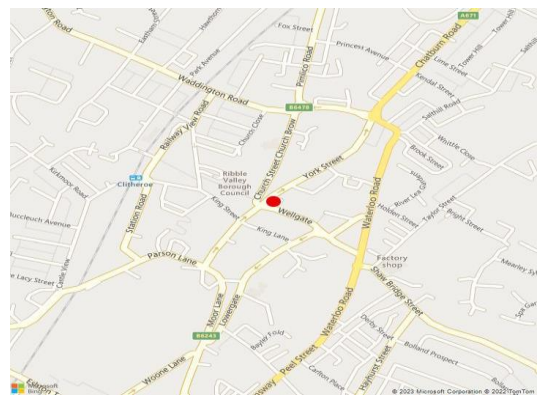
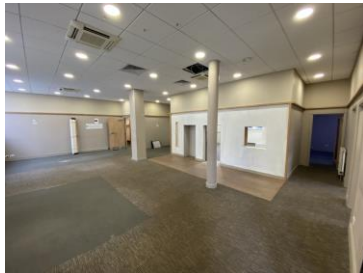
Viewings

Please contact the agents:

Kelly McDermott
01282 428486
kelly@whiteacres-property.co.uk

Jonathan Wolstencroft
01282 428486
jonathan@whiteacres-property.co.uk

Whiteacres Property
Church House, 10 Church Street, Padiham, BB12 8HG





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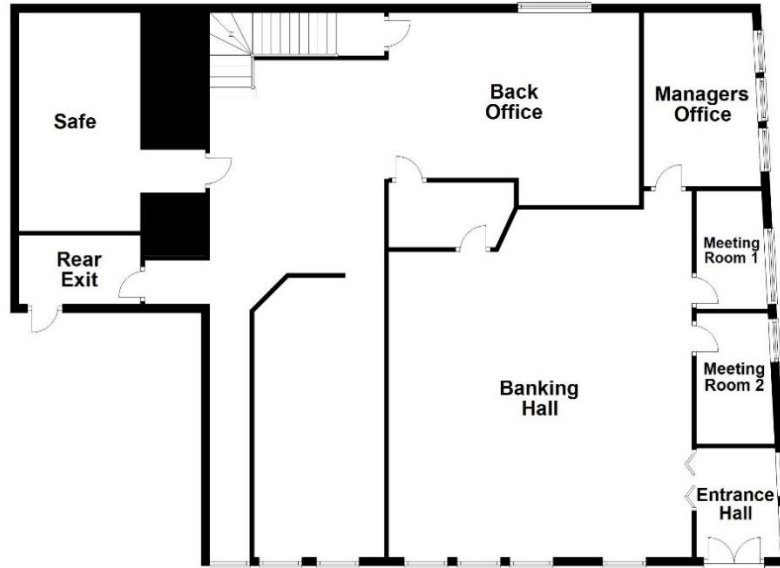
CUSTOMER SERVICE CENTRE, NATWEST
YORK STREET
CLITHEROE
BB7 2DN NORTH WEST
BRANCH No: 3160 _FILE NAME: 3160-3

Centre coordinates : 374432mE 441931mN

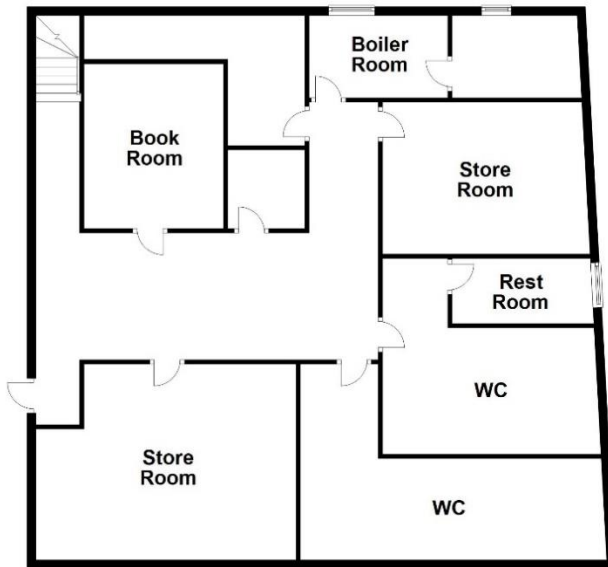
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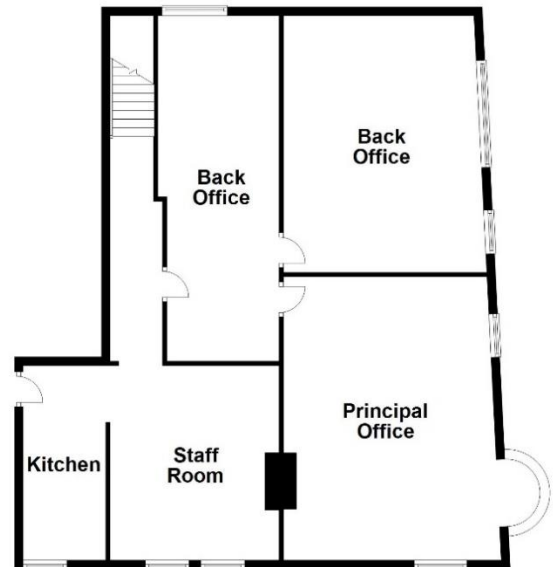
Ground Floor



Basement



First Floor



For illustration purposes only - not to scale