

TO LET

Modern office suite with two private offices, with exposed beams and feature stonework.

Lower Ground Floor Office Suite, 42 - 44 York Street, Clitheroe, Lancashire, BB7 2DL

- ❁ Ribble Valley office suite extending to 1,552 sq ft previously occupied by a firm of accountants and now available due to relocation
- ❁ Private office and separate boardroom
- ❁ Good natural light and new gas central heating boiler installed in the last six months
- ❁ Ideal for professional company and available for immediate occupation
- ❁ Parking is available in the immediate area by means of a council permit at an annual charge of approximately £80
- ❁ Modern two tier, open plan office accommodation with open plan kitchen and modern W/C
- ❁ Traditional features including stone arches, exposed beams and stone work
- ❁ Popular market town within walking distance to various restaurants, coffee shops, banks and building societies

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

Location

The property is located off York Street opposite the sixth form Grammar School, which is on the edge of Clitheroe town centre.

Clitheroe has a population in excess of 14,000 residents and is in the Ribble Valley borough, approximately ten miles from the towns of Blackburn and Burnley.

York Street is one of the main arterial routes through the town centre with a number of national and local retailers in the immediate vicinity.

Description

A well appointed open plan office suite positioned in the popular Ribble Valley location.

The property has previously been occupied by a firm of accountants and comprises of modern two tier open plan office space with kitchen and male and female toilet facilities. There is a good sized boardroom and a private directors office.

The property was converted approximately fifteen years ago and has original features including stone arches, exposed brickwork and beams.

The suite has a modern open plan kitchen, gas fired central heating via a combination boiler (recently installed), fitted carpets and access to fibre broadband.

The premises has good natural light with glazed timber frontage which opens in the summer months allowing the natural flow of air through the building.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Upper tier & reception	5.3m x 10m	570.5	53
Lower tier including toilets	9.4m x 6m	607.1	56.4
Private Office	3.8m x 4.9m	200.2	18.6
Boardroom	4.5m x 3.6m	174.3	16.2
GIA		1552.1	144.2

Terms

The office suite is available by way of a new lease for a term to be agreed, at a rent of £20,000 per annum plus VAT.

Vat

We understand the rent quoted in relation to this property will be subject to VAT at the prevailing rate.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the ground floor and basement is £9,200 per annum.

The prospective tenant is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Ribble Borough Council on 01200 425111 to confirm further details.

Outgoings

In addition to the rent and any business rates liability the tenants are to be responsible for the service charge which includes the buildings insurance. Further details of which are available on request.

Services

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

Service Responsibility

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

Legal Costs

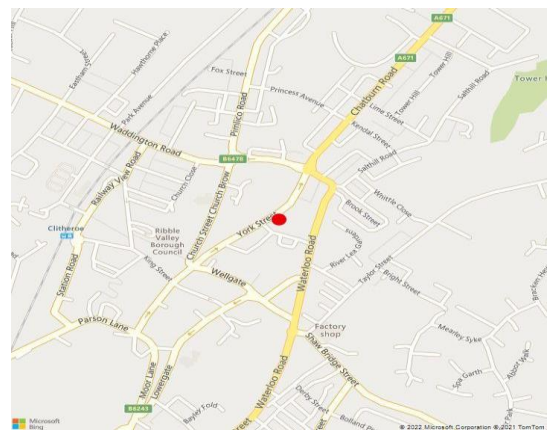
Each party is to be responsible for their own legal costs.

Viewings

Please contact the agents:

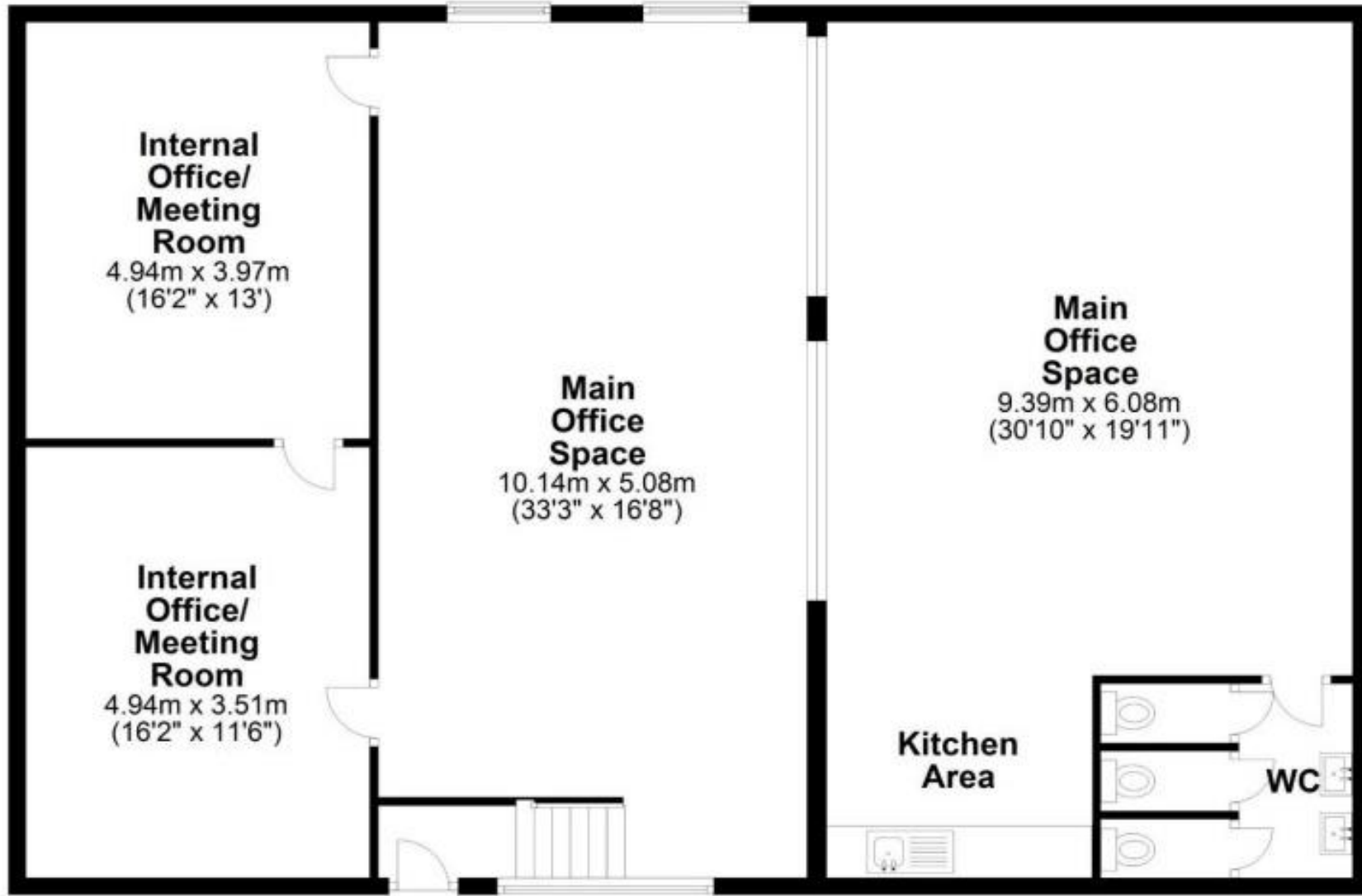
Jonathan Wolstencroft 01282 428486
jonathan@whiteacres-property.co.uk

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



Lower Ground Floor

Approx. 144.2 sq. metres (1552.1 sq. feet)



Total area: approx. 144.2 sq. metres (1552.1 sq. feet)
For illustration purposes only - not to scale