

PROPERTY PARTICULARS

RETAIL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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www.tdawson.co.uk

TO LET



33 KING STREET WHALLEY BB7 9SP

- Rare opportunity in central Whalley
- Substantial frontage
- Large ground floor sales area
- Rear garden and parking

LOCATION

Situated within the heart of Whalley village centre which is a destination location occupied by speciality retailers and food and drink outlets.

Whalley is a vibrant village in the heart of the Ribble Valley which is extremely accessible via bus or train. The property is opposite the main village car park and adjacent Co-op.

DESCRIPTION

Substantial and prominent mid terrace property of traditional brick construction beneath a pitched slated roof. To the rear there is a large garden and parking for two cars.

Internally, open plan retail sales area and a traditional glazed shop front, kitchen and toilet. The first floor provides two large rooms suitable for ancillary storage and office.

ACCOMMODATION

The net internal areas are as follows:

Ground floor sales	775 sq. ft.
First floor	486 sq. ft.

SERVICES

All mains services are available including gas. It is the incoming tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

The property has a current rateable value of £14,000 (April 2023).

LEASE TERMS

The property is available by way of a new lease for a term of years to be agreed on a full repairing and insuring basis.

RENTAL

£30,000 PER ANNUM

VAT

VAT is not applicable to the rental.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy will be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. OUR REF CEJ YM 2405.13346B Email caroline@tdawson.co.uk





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