

PROPERTY PARTICULARS

OFFICES/STUDIO OR GALLERY

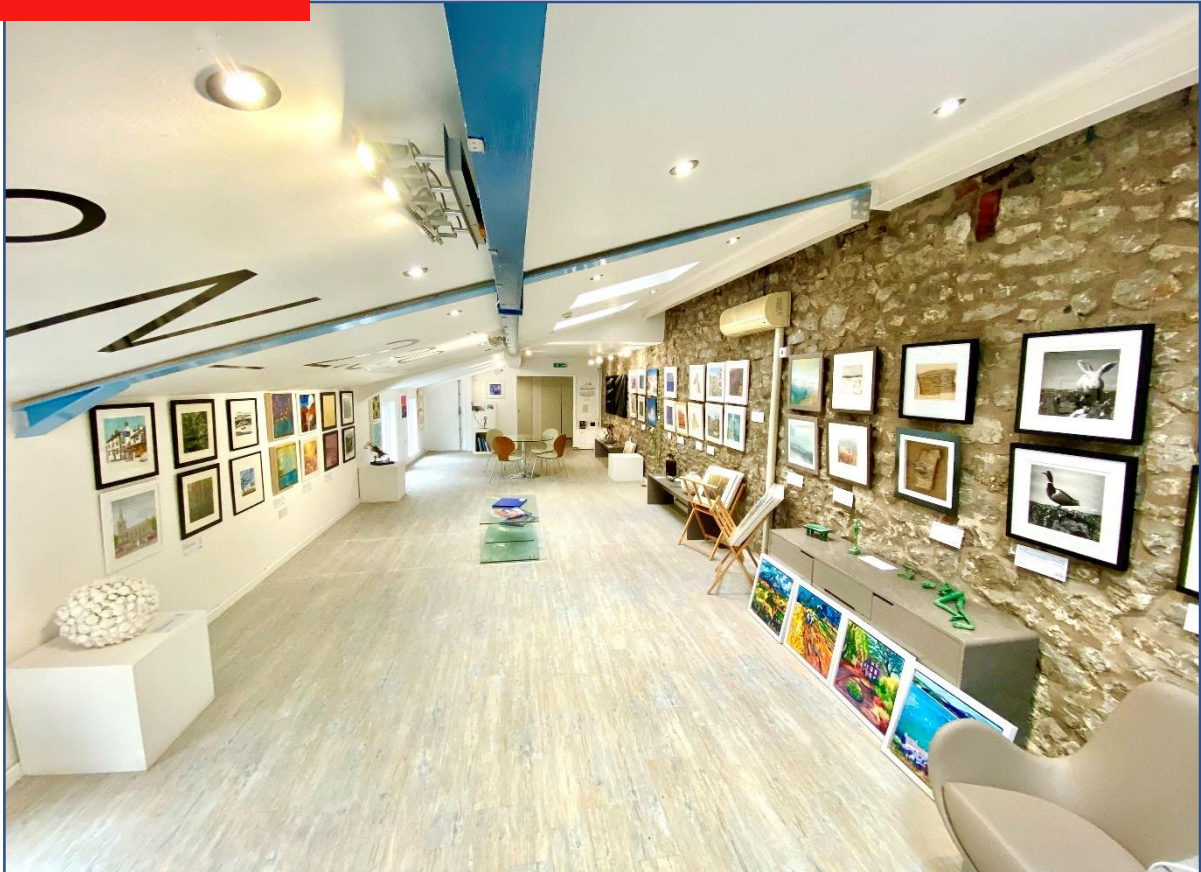
**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



LEE CARTER HOUSE OFF CASTLEGATE CLITHEROE BB7 1AZ

- Excellent opportunity to acquire a combination of offices, studio or gallery.
- 892 sq. ft.
- Central position in the heart of Clitheroe town centre.

LOCATION

Situated in the heart of Clitheroe town centre off Castlegate which is part of the main high street. Clitheroe is a vibrant historic market town. A hub for tourists seeking out speciality shops, galleries and eateries. The town boasts excellent rail road and bus links.

DESCRIPTION

Situated on the first floor of Lee Carter House with its own ground floor entrance off Castlegate. Superbly fitted out and the accommodation is open plan with a separate entrance and kitchen area with feature flooring, exposed stonework and Velux windows. Air exchange heating system.

The Lowergate car park is within a few minutes walk as is the award winning restaurant Toms Table.

SERVICES

All mains services are connected. It is the ingoing tenant's responsibility to verify that all services are suitable for their requirements.

RATING

Currently assessed as having a rateable value of £8,200 (April 2023). With the current small business rate relief scheme no business rates are payable.

LEASE TERMS

The Lease is for a term of years to be agreed. On an internal repairing basis.

RENTAL

£10,504.00 per annum exclusive of VAT.

ENERGY PERFORMANCE CERTIFICATE

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

VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF CEJ KC 2406.13193 Email Caroline@tdawson.co.uk**



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