

PROPERTY PARTICULARS

RETAIL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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TO LET



1 MOOR LANE CLITHEROE BB7 1BE

- Refurbished prominent retail unit in prime position
- Ground floor sales 569 sq. ft.
- Feature fittings
- Side access to basement

LOCATION

Prominently situated at the top of Moor Lane which is especially popular with speciality retailers.

Moor Lane forms part of the main thoroughfare through the Town Centre with on street parking.

DESCRIPTION

Refurbished retail unit with an uninterrupted sales area and basement storage with, in addition, kitchen and toilet facilities.

The basement has separate access to Strang Stee which adjoins the property and allows vehicular access.

ACCOMMODATION

The approximate gross internal areas are as follows:

Ground floor

Sales 569 sq. ft. (52.84 sq. m.)

Basement

Including kitchen 298 sq. ft. (27.72 sq. m.)

SERVICES

All mains services are available. However, 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 is currently listed as having a rateable value of £10,250 within the 2023 Rating List.

PLANNING

The property has the benefit of Retail Use (Class E). Incoming tenants are requested to verify that their intended use is acceptable to the local Planning Authority who can be contacted on 01200 425111.

LEASE TERMS

The property is available by way of a full repairing and insuring lease for a minimum period of three years with rent reviews at appropriate intervals.

RENTAL

£18,000 per annum

VAT

VAT will be payable on the rental at the current prevailing rate.

LEGAL COSTS

A contribution towards the landlord's legal costs will be sought for the preparation and completion of the lease.

ENERGY PERFORMANCE CERTIFICATE

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

VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF CEJ YM 2407.11276 Email caroline@tdawson.co.uk**



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