

PROPERTY PARTICULARS

RETAIL

TREVOR DAWSON

COMMERCIAL PROPERTY CONSULTANTS

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www.tdawson.co.uk

TO LET



23 KING STREET CLITHEROE BB7 2EU

- Superbly Fitted Retail Premises in Busy Trading Position
- Ground and First Floor Sales 825 SQ. FT.
- Adjacent to rail and bus interchange, Booths Supermarket and Dawsons Department Store

LOCATION

Prominently located fronting King Street and with the benefit of on-street car parking. Situated between the central Railway Station, Castle Street, Market Place and Booths in the vicinity of high quality speciality retailers including Dawsons and Byrnes Wines Merchants.

DESCRIPTION

Extensively refurbished over recent years, the accommodation is arranged over three floors. The ground floor entrance has a full height glazed shop front which is slightly set back from the pavement to provide a private block paved forecourt area ideal for display or seating.

The main sales area comprises 442 sq. ft. and comprises quality fittings, tiled floor, recessed spotlighting and impressive decorations. To the rear is a preparation area, fully fitted kitchen, utility and WC. Rear access to the yard with car parking for two vehicles.

The first floor offers further quality accommodation with feature fireplaces and laminate floors. The second floor offers good storage with excellent natural light through a Velux rooflight and central stair access.

ACCOMMODATION

Ground floor

Sales	442 sq. ft.
Kitchen	110 sq. ft.
Utility	51 sq. ft.

First floor

Front room	206 sq. ft.
Rear room	177 sq. ft.

Second floor

	150 sq. ft.
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Total: 1,136 sq. ft.

SERVICES

It is the prospective purchaser's/ingoining tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATEABLE VALUE

The property is currently assessed within the 2023 Rating List as having a rateable value of £7,900.

Under the current Small Business Rate Relief Scheme no Business Rates are payable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned which confirms an Energy Performance Asset Rating C (70). The Certificate is available upon request.

PLANNING

The immediate past use is for the retail sale of clothing which falls within the new E Class.

LEASE

A new full repairing and insuring lease for a term of years to be agreed.

RENTAL

£17,000 per annum (exclusive)

VAT

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

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. OUR REF CEJ YM 2306.11086A Email caroline@tdawson.co.uk



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