

# PROPERTY PARTICULARS

## MULTI-USE

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01254 681133**  
www.tdawson.co.uk

**TO LET**



**RENT REDUCED**

**FIRST FLOOR THE ARCADE  
1-3 KING LANE  
CLITHEROE  
BB7 1AA**

- Refurbished self-contained showroom/offices/studio 1,255 sq. ft.
- Prominent Town Centre position
- Suitable for offices, retail showroom and other potential uses
- Immediate occupation available
- Short-term lets of 12 months considered

## LOCATION

Fronting King Lane, immediately above DJP Domestic Appliances. King Lane leads directly into Castle Street and Market Place. Clitheroe is a vibrant market town occupied by both national and local specialist retail traders.

## DESCRIPTION

Self-contained first floor open plan accommodation that has been refurbished to a high standard, benefiting from excellent natural light through the frontage to King Lane. Internally the space has had a full redecoration with the installation of ladies and gents toilets and a spacious fitted kitchen.

A separate access way has been formed from King Lane which is protected by an electrically operated roller shutter door.

The accommodation is ready for immediate occupation.

## ACCOMMODATION

The net internal area is 1,255 sq. ft.

Maximum internal width	8.29 metres
Maximum internal length	15.08 metres

## SERVICES

All mains services are available with the exception of gas. The utilities have been sub-metered so tenants will only pay for their own consumption.

## RATEABLE VALUE

The accommodation will need to be re-assessed upon occupation.

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating D (94). The Certificate is available upon request.

## PLANNING

The accommodation has, until recently, been used as a retail showroom. It is thought that it would also be suitable for professional offices and consulting/treatment facility. Prospective tenants are requested to make their own enquiries of Ribble Valley Borough Council Planning Department, on 01200 425111, to verify that their intended use is acceptable.

## LEASE

The premises are available by way of a new lease for a term of years to be agreed, with the tenant being responsible for the repair, maintenance and upkeep of the interior of the demised area. The tenant will be responsible for the payment of rent, utilities, a proportion of the buildings insurance and Business Rates (if demanded).

## SHORT-TERM LETS CONSIDERED

## RENTAL

**REDUCED TO £9,500 PER ANNUM**

**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 JBR LMH 2106.12788 Email [jason@tdawson.co.uk](mailto:jason@tdawson.co.uk)**

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