

17 Moor Lane, Clitheroe, BB7 1BE

TO LET



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Use - Retail

Size - 1,434 Sq ft

Rent - £14,500 per annum.

- Town Centre Retail Property
- Prominent location within Ribble Valley
- Suitable for various retail uses
- Available from April 2024



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

The property is located fronting Moor Lane within Clitheroe town centre.

Moor Lane is the main High Street in Clitheroe and the subject property occupies a prominent position.

Surrounding retailers in the vicinity include Sainsbury's, The Emporium Restaurant and other local and national businesses.

Clitheroe railway and bus station are less than 1 mile from the premises.

Description

The property comprises a 3 storey retail premises constructed of rendered stone built walls under a pitched slate roof.

The accommodation provides retail space on the ground floor with ancillary storage accommodation at the lower ground floor and an upper floor providing additional office/storage space.

In addition there is a garage which is accessed off Lowergate.

The property has the benefit of gas fired central heating, W.C facilities and a small kitchen to the rear of the retail area.

Accommodation

We have calculated the net internal area of the premises to be as follows:

Ground Floor	
Shop Front	12 feet
Shop Depth	52 feet
Sales Area	545 sq.ft
Kitchen	81 sq.ft
Lower Ground Floor	
4 Rooms including W.C	554 sq.ft
First Floor	
2 Rooms	254 sq.ft
Garage Off Lowergate	Not Measured

Rental

£14,500 per annum.

Lease Terms

The property is available by way of a new lease on FRI terms for a minimum period of 5 years.

Rating

The property has a rateable value of £8,500, therefore eligible businesses will be able to claim small business rates relief.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT is applicable to figures quoted in these particulars.

Services

All mains services are available to the premises.

EPC

An EPC is available on request.

Tenants Fixtures and Fittings

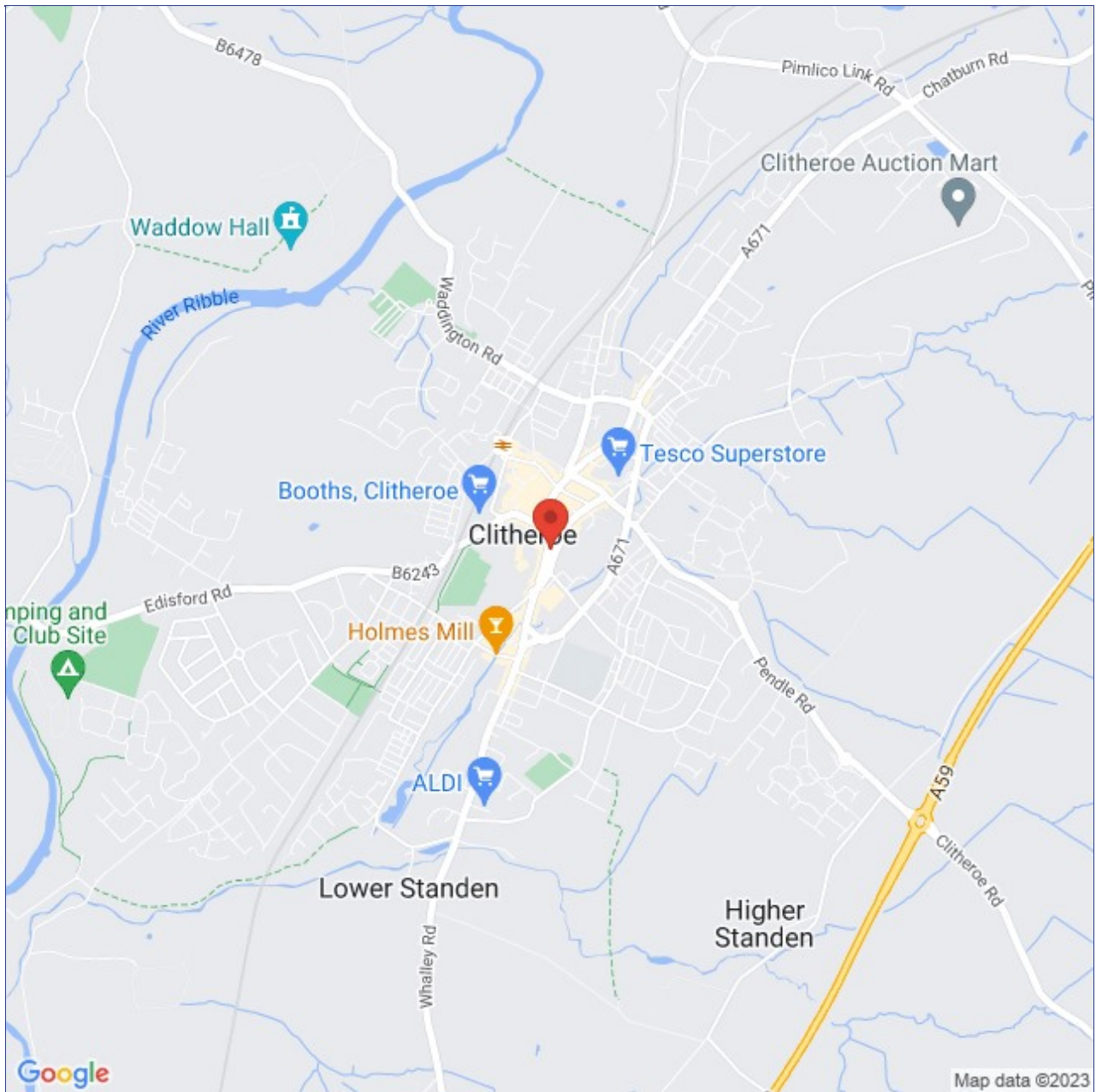
The hairdressing equipment and chairs etc are available by separate negotiation. Full details are available on request.

Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

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