

4 York Street, Clitheroe, BB7 2DL

TO LET



TO LET

Use - Office, Retail, Leisure

Size - 3,870 Sq ft

Rent - £40,000 per annum + VAT

- 3,870 sq ft
- Substantial Town Centre Former Restaurant Premises
- Edge of town centre and close to Clitheroe Railway Station
- Refurbished to high standard
- Valuable planning consent



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

4 York Street, Clitheroe, BB7 2DL

Location

The property is situated with frontage to York Street on the edge of Clitheroe Town Centre in a prominent position.

Clitheroe Railway Station is approximately 0.2 miles from the premises and it is situated in a popular market town located on the banks of the River Ribble with a substantial population.

Description

The property comprises a two storey former restaurant premises predominantly brick built construction under a pitched slate roof.

The front provides an impressive entrance area accessing an open plan former seating/dining area. At lower ground floor level is the bar area with ancillary amenity facilities.

An impressive staircase leads to the predominantly open plan first floor accommodation which provides additional former seating/dining areas with an open plan kitchen to the rear.

Accommodation

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

| | | |
|--------------|-----------|-------------|
| Ground floor | Sales | 1,809 sq.ft |
| | Ancillary | 140 sq.ft |
| First floor | Sales | 1,282 sq.ft |
| | Ancillary | 639 sq.ft |
| Total | | 3,870 sq.ft |

Tenure

Understood to be freehold

Rental

£40,000 per annum + VAT

Lease Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed, subject to a minimum of 5 years.

The rent is to be paid quarterly in advance and will be exclusive of the costs of occupation, which would include business and water rates, electricity and gas.

The rent is subject to VAT at the prevailing rate.

Deposit

In respect of a leasehold transaction, subject to status, a deposit may be required. Full details on request.

Rating

From the Valuation Office Agency rating list, as published on the internet, we are advised that the property is assessed at rateable value £39,250.

The rates payable will be in the region of £19,500, ignoring any transitional surcharges/relief.

Legal Costs

In the event of a leasehold transaction the ingoing tenant will be responsible for the landlord's reasonable legal costs.

VAT

VAT is applicable to figures quoted in these particulars

Services

It is understood that all mains services are available to the premises

EPC

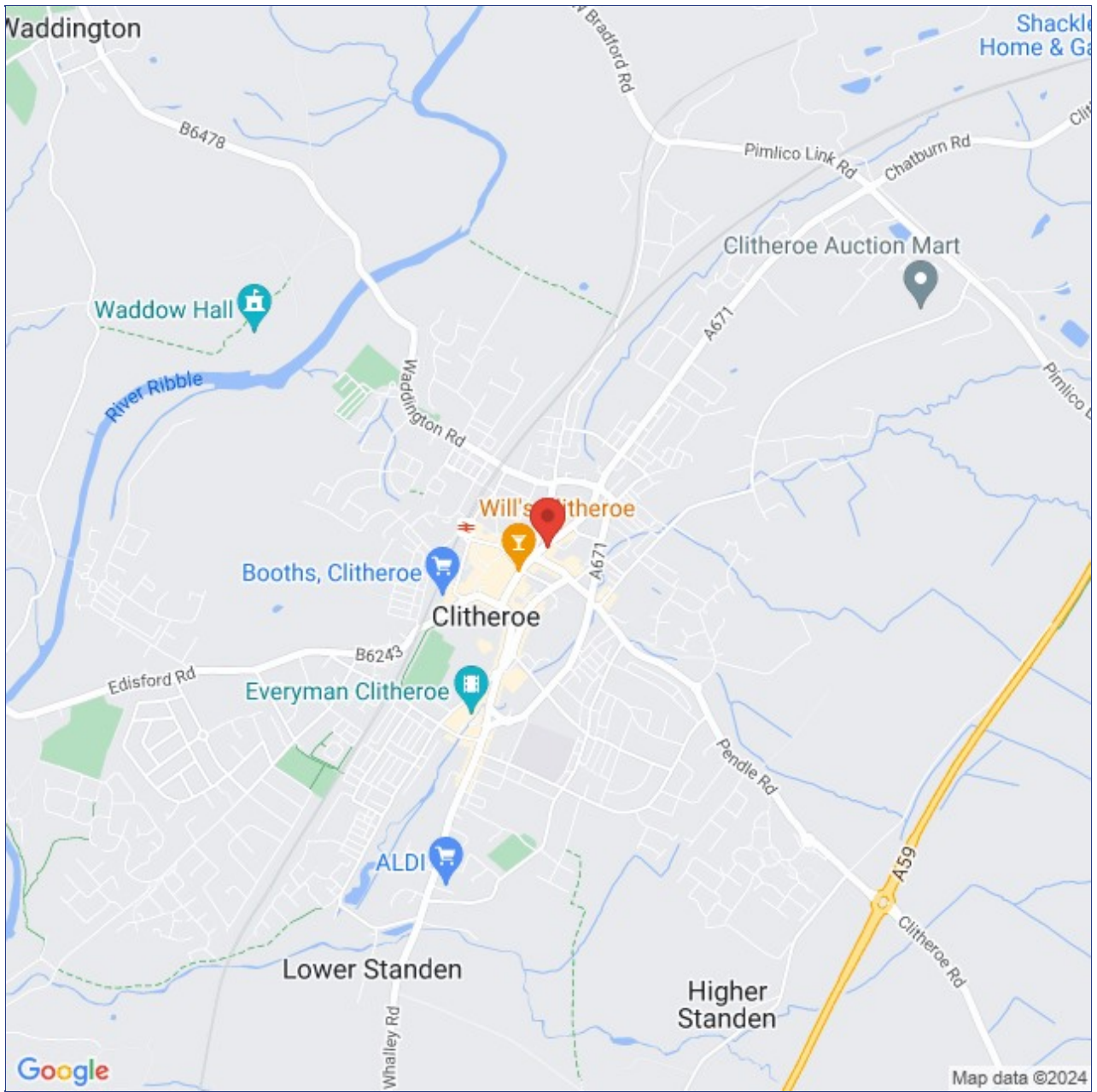
An EPC is available on request

Planning

The property has been used as a restaurant for a number of years. Interested parties are recommended to contact the local planning authority to discuss alternative use in greater detail.

Viewing

Strictly through agents
Taylor Weaver
(James Taylor)
01254 699030



www.taylorweaver.co.uk

Telephone: 01254 699030



Email: info@taylorweaver.co.uk

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.