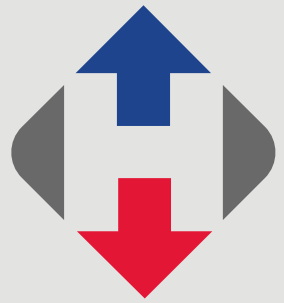


RETAIL PREMISES  
UNIT 3  
32 KING STREET  
CLITHEROE, BB7 2EP  
£7,200 + VAT per annum



- Excellent retail shop premises
- Prominent town centre location
- Available immediately
- First floor office and storage
- Double front window
- Superb opportunity

**Situated on King Street, within the town centre, these excellent shop premises offer ground floor retail space with a double fronted window and first floor office area with small storage room and w.c.**



**The property presents a great business opportunity at a very competitive rent, so early viewing is recommended.**

**LOCATION:** From our lettings office proceed on foot through the market and turn left at into King Street. The shop can be found on the right just after The Clitheroe Pharmacy.

**ACCOMMODATION:** (Imperial dimensions in brackets: all sizes approximate):-

### GROUND FLOOR

**RETAIL SPACE:** 6.5m max. x 6.5m (21'4" max. x 21'4"); open-plan retail space with two windows, central doorway to the front, staircase to the first floor.

### FIRST FLOOR

**OFFICE/RETAIL SPACE:** 6.1m x 4.8m max. (20'13" x 15'10" max).

**TOILET:** Low suite W.C. and wash basin.

**VIEWING:** Strictly by appointment with our office.

**LEASE TERMS:** Negotiable, but as a guide the length of lease is likely to be three to six years. Maximum time between rent reviews would be three years. Landlord to maintain main structure and external parts; building's insurance arranged by the landlord and recovered from the tenant; tenant responsible for the landlord's reasonable costs in preparing the lease.

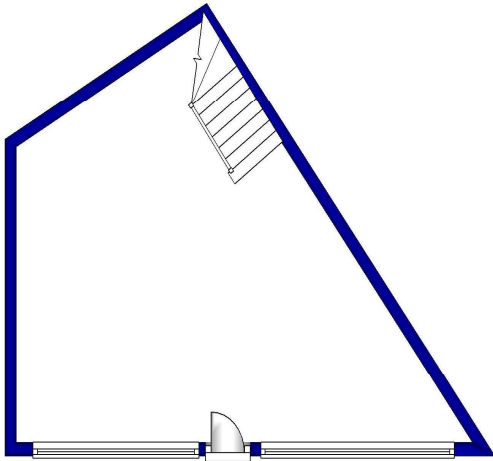
**RATEABLE VALUE:** The rateable value is £5,800.00.

**EPC RATING:** D - 76.





Ground Floor



First Floor



For identification purposes only - Not to scale  
Plan produced using The Mobile Agent.

Linens, Clitheroe

Unit 3, 32 King Street, Clitheroe, BB7 2EP

CALLING ALL  
LANDORDS!

LET us LET your property to the right tenant

We will be happy to provide free valuation and marketing advice, without obligation - please ask for details

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[honeywell-lettings.co.uk](http://honeywell-lettings.co.uk)

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