

Retail Shop to Let
103 Whalley Road
Clitheroe
BB7 1EE



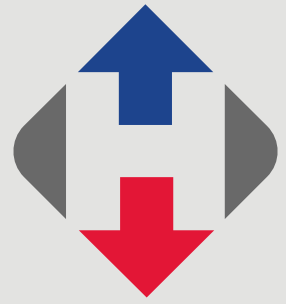
£6,000 per annum



- Excellent ground floor retail shop
- Large open-plan sales area
- Visible location on main road
- Cellar Storage
- Large frontage
- 48 m² (520 sq. ft) approx.

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An excellent opportunity to rent a retail shop which is situated in this extremely visible location on Whalley Road in Clitheroe. This retail premises offers a great location without paying the high rents in the town centre.



There is a large open-plan retail space which has two large windows to the front, to the rear are toilet facilities and a staircase leads down to some cellar storage. Viewing is recommended.

LOCATION: On leaving Clitheroe along Whalley Road from the roundabout at Sainsbury's proceed straight on for ¼ mile and the shop can be found on the left-hand side.

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

FRONT RETAIL SPACE: 3.6m x 2.8m (21'11" max x 14'4").

REAR RETAIL SPACE: 4.6m x 2.8m (9'8" x 19'1");

TOILET: Low suite W.C. and wash hand-basin

VIEWING: By appointment with our office.

AVAILABLE: January 2019.

LEASE TERMS: Negotiable, but as a guide the length of lease is likely to be three 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 £5,900 and the rates payable are £2,832 per annum. It may be possible to claim 100% relief on these business rates depending on the size and nature of the business. Please contact the Business Rates Department at Ribble Valley Borough Council on 01200 425111.



Ground Floor



For identification purposes only - Not to scale
Plan produced using PlanUp.

103 Whalley Road, Clitheroe



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