

RETAIL PREMISES  
10 CASTLEGATE  
CLITHEROE  
BB7 1AZ



£8,300 per annum

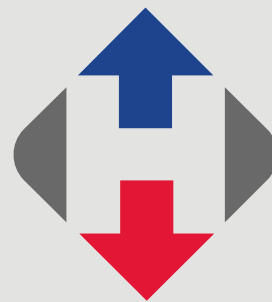


- Excellent retail shop premises
- Prime town centre location
- 3 year lease available
- Planning permission for retail use
- Realistic rent
- Ideal for start-up business
- Store room & w.c.
- 30 m2 (324 sq ft) approx.

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Situated right in the centre of town close to the castle gates, the small retail unit is ideal for a start-up business requiring a prime location without an excessive rent.

These attractive retail premises offer excellent space for a variety of uses. Viewing is recommended.



**LOCATION:** Situated at the top of the high street to the left of HSBC and the castle gates.

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

**RETAIL SPACE:** 9.1m x 3.8m (31'9" x 9'2" narrowing to 8'5"); main retail area with window and security shutter, recessed spotlights and glazed front door.

**REAR STORE:** 1.3m x 1.1m (4'5" x 3'3").

**TOILET:** 1.3m x 1.2m (4'3" x 3'9"); with low suite w.c. and corner wash handbasin.

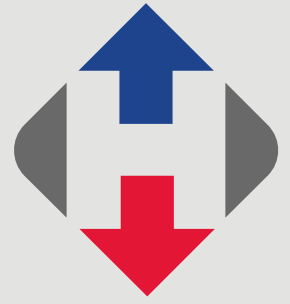
**VIEWING:** By appointment with our office.

**AVAILABLE:** End April 2019.

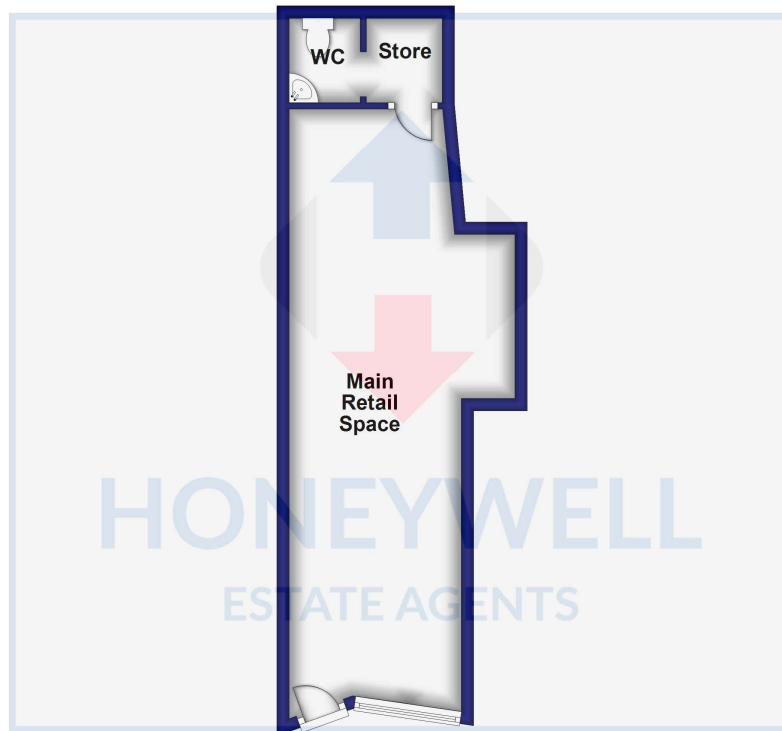
**LEASE TERMS:** The lease with the current tenant expires at the end of April. The landlord is looking for a three year lease.

The landlord to maintain the main structure and external parts; building's insurance arranged by the landlord and recovered from the tenant; tenant responsible for the current tenant's reasonable costs in preparing the lease.

**RATEABLE VALUE:** The rateable value is £6,600 and the rates payable are £3,168 per annum. It may be possible to claim relief on these business rates for some or the entire amount 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.

### 10 Castlegate, Clitheroe

10 Castlegate, Clitheroe, BB7 1AZ  
CD/SMR/140119

## Selling your house?

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

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T: 01200 426041 E: houses@honeywell.co.uk

The Fountains, Barrowford. BB9 8LQ  
T: 01282 698200 E: barrowford@honeywell.co.uk

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