

RETAIL PREMISES
16 CASTLEGATE
CLITHEROE
BB7 1AZ



£8,500 per annum

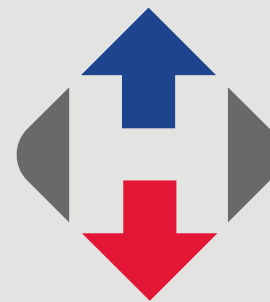


- Excellent retail shop premises
- Prime town centre location
- Flexible lease available
- Planning permission for retail use
- Realistic rent
- Ideal for start-up business
- Storeroom & shared W.C.
- 30 m2 (324 sq ft) approx.

honeywell.co.uk

Situated in the centre of town close to the castle gates, this attractive 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 on a small cobbled street accessed directly off the top Moor Lane in the centre of Clitheroe.

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

SHARED HALLWAY: Access door to the shop and staircase off to the first floor.

RETAIL SPACE: 5.0m x 3.9m (16'4" x 12'8"); main retail area with window to the front.

FIRST FLOOR STOREROOM: 2.2m narrowing to 1.3m x 4.5m (7'1" narrowing to 4'5" x 10'9").

SHARED TOILET: with low suite w.c. and wash handbasin.

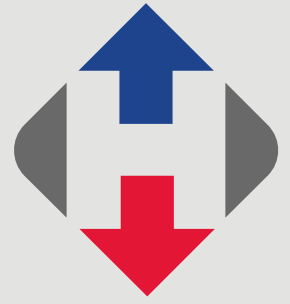
VIEWING: By appointment with our office.

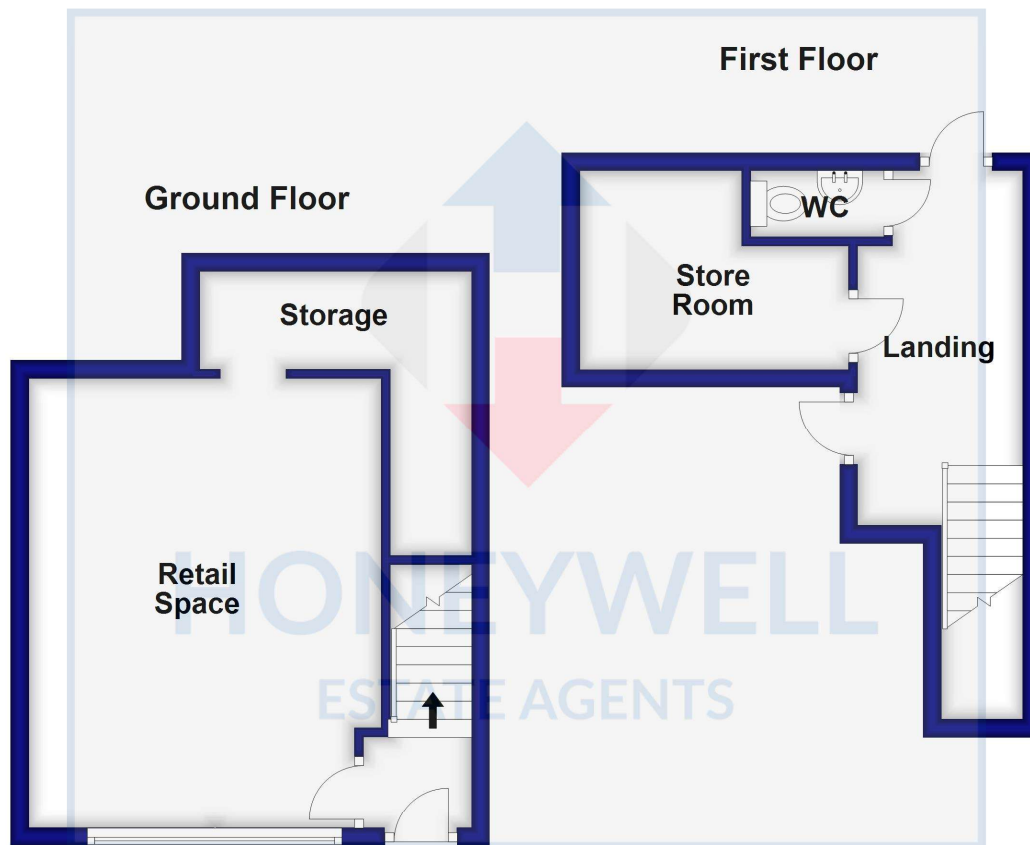
AVAILABLE: 1st October 2019

LEASE TERMS: The lease with the current tenant expires at the end of September 2019.

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 £7,400 and the rates payable are £3,552 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.





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

16 Castlegate, Clitheroe

*16 Castlegate, Clitheroe, BB7 1AZ
CD/SMR/240619*

Selling your house?

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

1 Castlegate, Clitheroe. BB7 1AZ
T: 01200 426041 E: houses@honeywell.co.uk

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

 HoneywellEstateAgents

 HoneywellAgents

honeywell.co.uk

Please note: These particulars are produced in good faith, but are intended to be a general guide only and do not constitute any part of an offer or contract. No person in the employment of Honeywell Estate Agents Ltd has any authority to make any representation or warranty whatsoever in relation to the property. Photographs are reproduced for general information and do not imply that any item is included for sale with the property.