

3 CASTLEGATE
CLITHEROE
BB7 1AZ

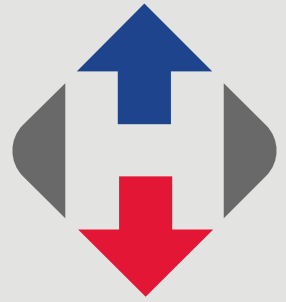
£9,500 per annum



- Spacious first & second floor offices
- Superb town centre location
- Kitchen & washroom facilities
- Grade II Listed building
- 7 offices across 2 floors
- Views of Clitheroe Castle
- Main street entrance door
- 148 m2 (1,587 sq ft) approx.

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Situated in the heart of Clitheroe with excellent views of Clitheroe Castle, these first and second floor office premises offer plenty of space (1,587 sq ft) arranged on two floors comprising seven offices plus kitchen and bathroom facilities. The premises benefit from a main street access (the orange door on the right of the photograph). Viewing is recommended.



LOCATION: The door to the office is located opposite the gates to the castle to the right of Honeywell Estate Agents.

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

PORCH: With door from main street and glazed door leading to hallway.

HALLWAY: Staircase to the first floor.

FIRST FLOOR:

OFFICE ONE: 4.2m x 4.2m (13'8" x 13'8").

OFFICE TWO: 5.5m x 5.2m (18' max x 17'2" max).

OFFICE THREE: 3.8m x 3.4m (12'5" x 11'3").

KITCHENETTE: 2.4m x 1.2m (8' x 3'11"); range of fitted base storage cupboards with complementary working surfaces, single drainer stainless steel sink unit.

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

SECOND FLOOR:

LANDING/OPEN OFFICE AREA: 5.0m x 4.8m (16'3" x 15'9"); outlooks towards Pendle Hill.

OFFICE FOUR: 5.8m x 5.3m (19' max x 17'4" max).

OFFICE FIVE: 5.6m x 4.1m (18'3" x 13'5").

OFFICE SIX: 5.0m x 4.9m (16'5" x 16').

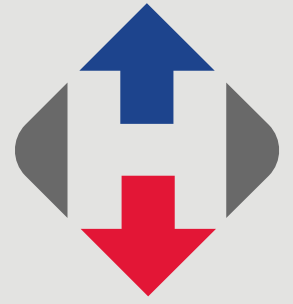
OFFICE SEVEN: 4.1m x 3.9m (13'4" x 12'10").

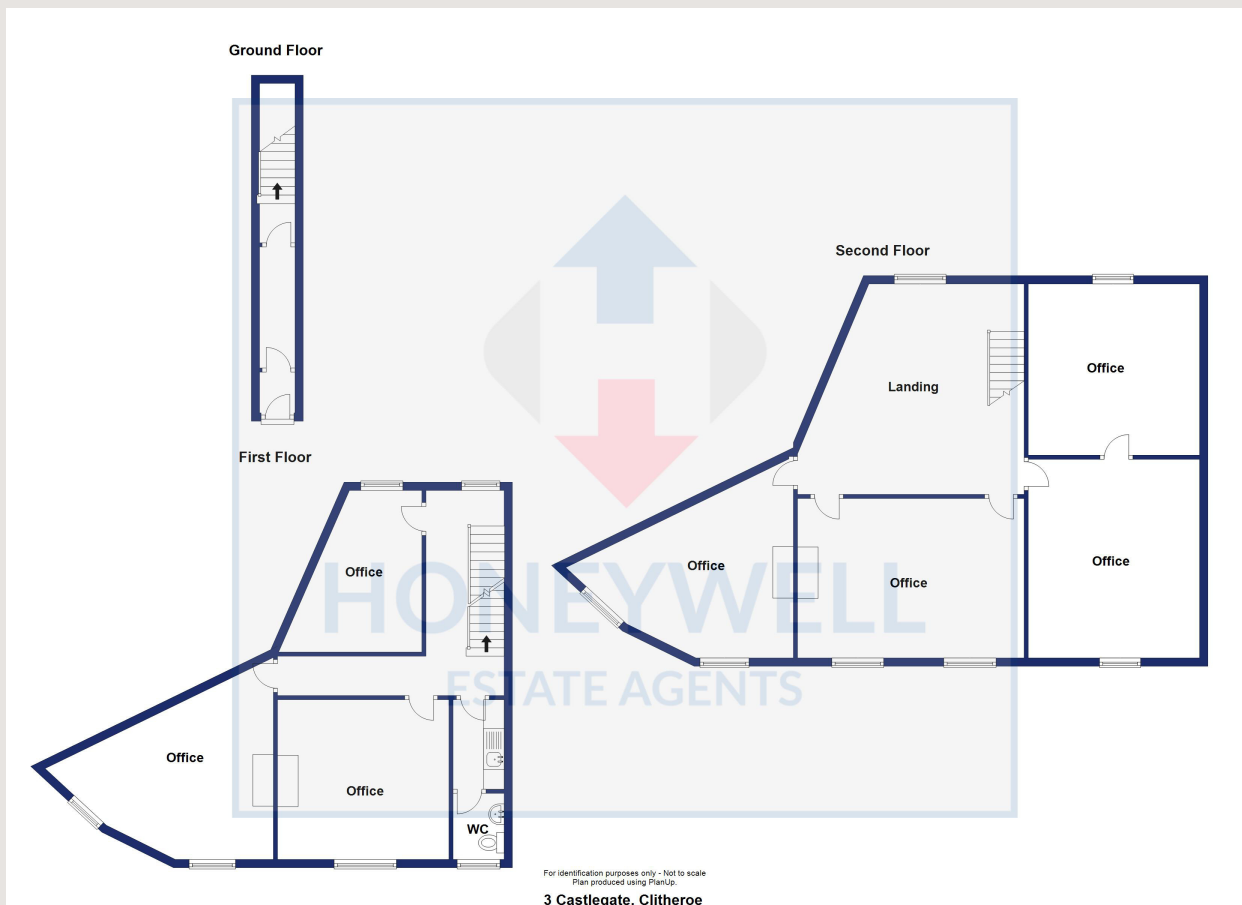
VIEWING: By appointment with our office.

AVAILABLE: Immediately.

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; buildings insurance arranged by the landlord and 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 £5,956 and the rates payable are £2,859 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.





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CD/ZR/160720*

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