

43a MOOR LANE
CLITHEROE
BB7 1BE

£7,800 per annum

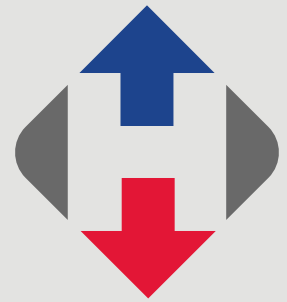


- Attractive first & second floor offices
- Superb town centre location
- Kitchen & washroom facilities
- Large open-plan 2nd floor office
- 2 offices on the first floor
- Views of the Castle grounds
- Main street entrance door
- 79 m² (852 sq ft) approx.

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Situated in the centre of Clitheroe, this excellent office premises benefits from attractive outlooks across the Castle grounds to the front.

This modern office space is situated on the first and second floor with the main entrance door at ground level on Moor Lane. The offices are bright and modern with gas central heating and partial double glazing. Viewing is essential.



LOCATION: From Sainsbury's walk up the main street towards the town centre and the property is on the right-hand side.

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

HALLWAY: Glazed front door and staircase to the first floor.

FIRST FLOOR:

LANDING: With staircase off to the second floor.

OFFICE ONE: 4.1m x 3.3m (13'5" x 10'8") views toward the Castle grounds and feature cast iron fireplace.

OFFICE TWO: 3.9m x 3.2m (12'10" x 10'5").

KITCHENETTE: 1.9m x 1.6m (6'1" x 5'3"); range of fitted base storage cupboards with complementary working surfaces, single drainer stainless steel sink unit and Baxi gas boiler.

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

SECOND FLOOR:

LARGE OPEN-PLAN OFFICE: 8.1m x 4.7m narrowing to 3.8m (26'4" x 15'6" narrowing to 12'6").

AVAILABLE: Immediately.

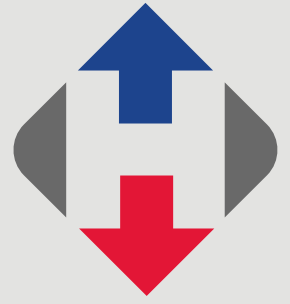
LEASE TERMS: Negotiable, but as a guide the length of lease is likely to be three to six years. Maximum time between rent reviews would be three years. Landlord to maintain main structure and external parts; buildings insurance arranged by the landlord and apportioned to the tenant, the cost of this is approximately £200 per annum.

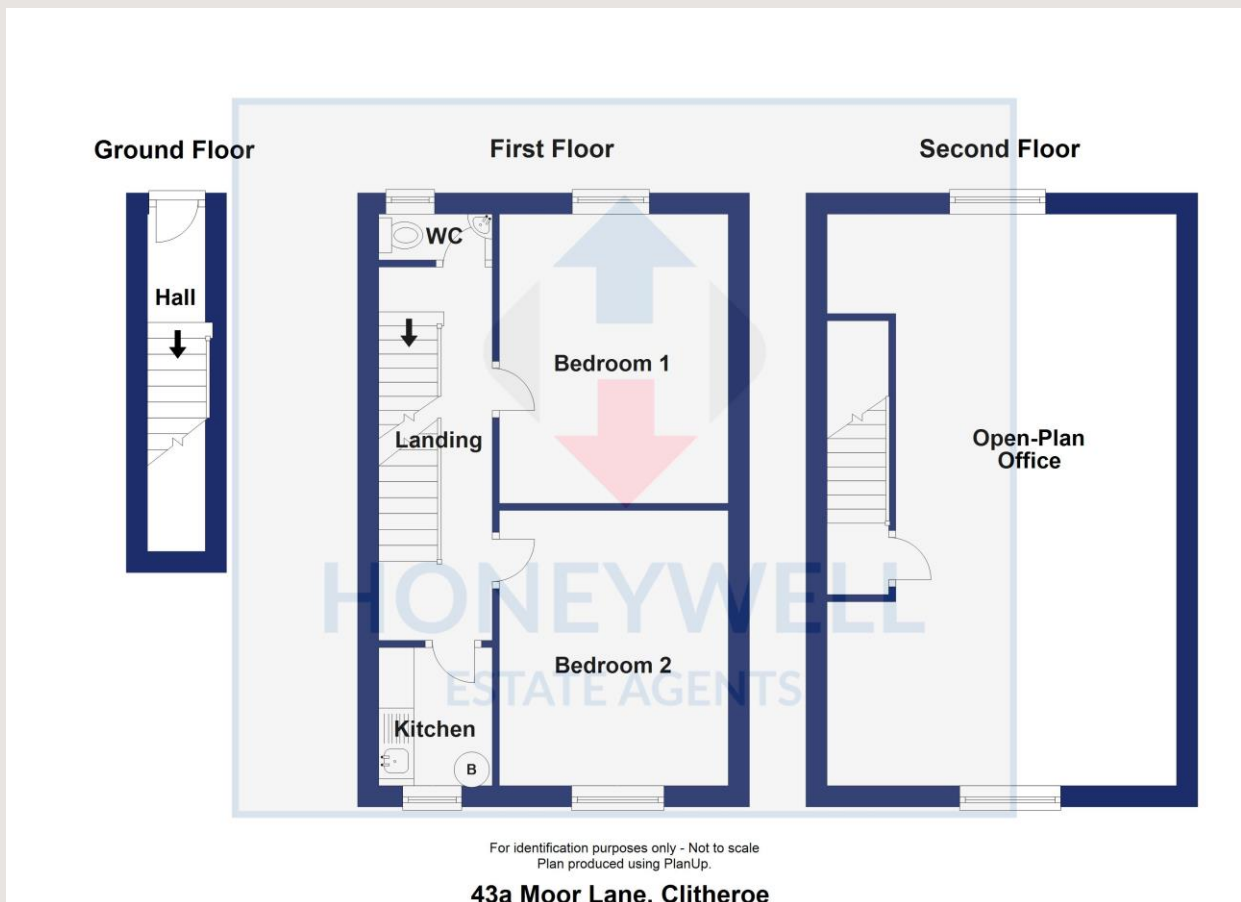
The tenant will be responsible for the landlord's reasonable costs in preparing the lease.

RATEABLE VALUE: The rateable value is £5,100 and the rates payable are £2,545 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.

The gas, electric and water are metered separately.

VIEWING: By appointment with our office.





43a Moor Lane, Clitheroe, BB7 1BE
CD/CJ/130224

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