

OFFICE PREMISES
20 WELLGATE
CLITHEROE
BB7 2DP



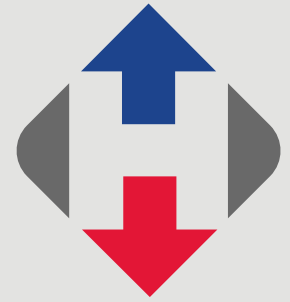
£6,900 per annum



- Excellent retail/office premises
- Prime town centre location
- 3 year lease available
- Gas central heating
- Realistic rent
- Ideal for start-up business
- First floor office & w.c.
- 43 m2 (465 sq ft) approx.

honeywell.co.uk

Situated in the centre of town in a row of retail premises, this small unit is ideal for a start-up business requiring a prime location without an excessive rent.



Previously used as office space with A2 usage this could also be used for retail A1 use subject to planning approval.

LOCATION: From our sales office in Clitheroe proceed straight on along Castle Street and turn right into Wellgate and the shop can be found on the right-hand side.

VIEWING: By appointment with our office.

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

AVAILABLE: January 2021.

GROUND FLOOR RETAIL SPACE: 3.1m x 5.8m (10'1" x 19'2") main retail area with large window and staircase off to the first floor.

LEASE TERMS: The landlord is looking for a minimum three year lease.

FIRST FLOOR OFFICE: 4.3m x 3.4m (14'3" x 11'3").

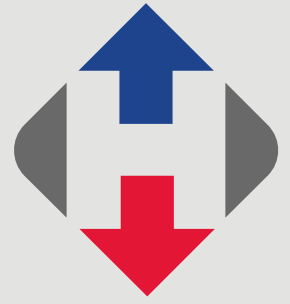
The landlord is to maintain the main structure and external parts; buildings insurance arranged by the landlord and recovered from the tenant; tenant responsible for the reasonable costs in preparing the lease.

KITCHENETTE: Sink unit with base cupboards.

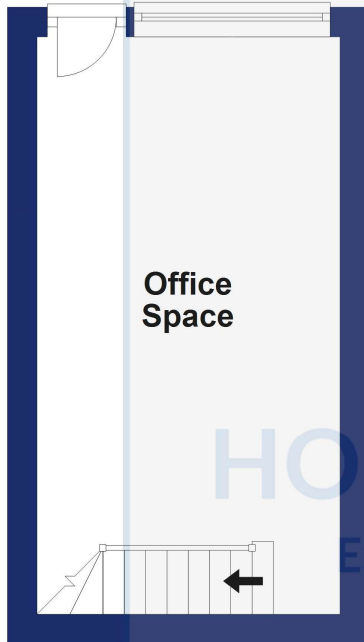
RATEABLE VALUE: The rateable value is £4,000 and the rates payable are £1,920 per annum. It may be possible to claim relief on these business rates for some or the entire amount depending on the size and nature of the business. Please contact the Business Rates Department at Ribble Valley Borough Council on 01200 425111.

TOILET: 1.5m x 1.2m (5'0" x 4'0"); with low suite w.c. and wash handbasin.





Ground Floor



First Floor



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

20 Wellgate, Clitheroe

*20 Wellgate, Clitheroe, BB7 2DP
CD/SMR/2012020*

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.