

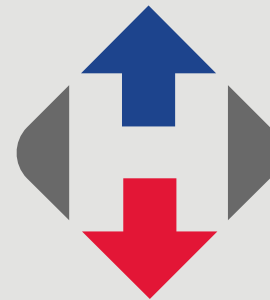
OFFICE PREMISES
THE STABLES
WATERLOO ROAD
CLITHEROE, BB7 1NS

£7,200 per annum



- Excellent open-plan office premises
- Close to town centre location
- Flexible lease available
- Planning permission for office use
- Realistic rent
- Modern kitchen & W.C.
- 38 m2 (412 sq ft) approx. (office)
- 45 m2 (494 sq ft) approx. (total)

Situated close to the centre of Clitheroe this superb open plan office premises offers an ideal professional facility for any modern company.



This light office space has been modernised throughout with two large windows, modern kitchen and separate W.C. with disabled access. Viewing is recommended.

LOCATION: Situated on Waterloo Road close to Tesco and Duck Street, the property is visible from Waterloo Road and is only a couple of minute's walk from the centre of Clitheroe.

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

MAIN OFFICE SPACE: 7.3m x 5.2m (24'1" x 17'0"); main open plan office area with two large windows and entrance doorway. Ample power and ethernet sockets.

KITCHEN: 2.6m x 1.4m (8'5" x 4'8"); with a modern range of fitted wall and base units with stainless steel sink unit and space for under counter fridge.

TOILET: Disabled accessible facilities with low suite w.c. and wash handbasin.

VIEWING: By appointment with our office.

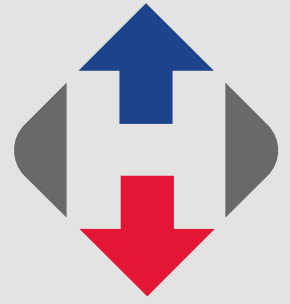
AVAILABLE: Immediately.

LEASE TERMS: The Landlord is looking for a 2 or 3 year lease, terms to be agreed by negotiation.

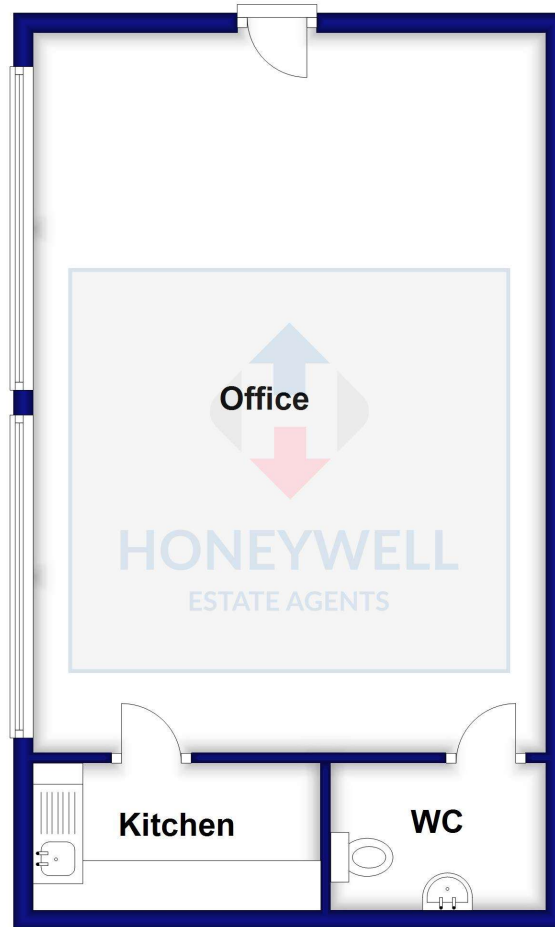
The landlord to maintain the main structure and external parts; building's insurance arranged by the landlord and recovered from the tenant (current cost approx. £30 per month); tenant responsible for the current tenant's reasonable costs in preparing the lease.

RATEABLE VALUE: The rateable value is £2,350 and the rates payable are £1,128 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.

*The Stables, Clitheroe, BB7 1NS
CD/CJ/011221*

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