

22 WOONE LANE  
CLITHEROE  
BB7 1BG

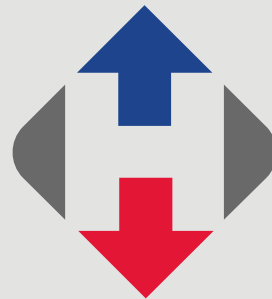
£6,600 per annum  
£550 per month



- Ground floor commercial premises
- Close to Clitheroe town centre
- Flexible terms available
- Ideal for deli or sandwich shop
- Realistic rent
- Ideal for start-up business
- Gas central heating
- 45 m2 (487 sq ft) approx.

[honeywell.co.uk](http://honeywell.co.uk)

**Situated close to the centre of Clitheroe and near to Holmes Mill this ground floor retail premises has been previously used as a sandwich shop and deli. The property offers a modern finish with tiled floors, gas central heating and flexible terms.**



**RETAIL CUSTOMER SPACE:** 4.1m x 2.7m (13'6" x 8'9"); with PVC glazed front door and display window to either side, tiled floor, meter cupboards and steps up to counter area.

**COUNTER AREA:** 2.3m x 2.9m (7'5" x 9'6"); with tiled floor, open to large kitchen and preparation area.

**KITCHEN AND PREPARATION AREA:** 4.5m x 4.0m (14'8" x 13'1"); with tiled floor, stainless steel sink unit, Velux window, wall-mounted central heating boiler, door to rear utility/kitchen.

**REAR UTILITY/KITCHEN:** 4.0m x 4.4m (13'1" x 14'7"); with base cupboards, stainless steel sink unit and half-glazed PVC door leading to small rear yard.

**W.C.:** With low suite w.c., pedestal wash handbasin and part-tiled walls.

**SMALL REAR YARD:** With gated access.

**HEATING:** Gas central heating.

**EPC:** The energy efficiency rating of this property is C.

**VIEWING:** By appointment with our office.

**AVAILABLE:** Immediately.

**LEASE TERMS:** Lease terms are flexible and will be negotiated with the landlord.

**RATEABLE VALUE:** The rateable value is £3,700 and the rates payable are £1,776 per annum. It is likely to 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.

