

**TO LET**



*Highly prominent Grade II listed retail property in the heart of Clitheroe town centre*

## **Former Piccolinos, Moor Lane, Clitheroe, Lancashire, BB7 1BE**

-  Former restaurant / bar extending to approximately 4,400 sq ft
-  High spec fully fitted commercial kitchen and bar areas
-  Historic 2 storey retail premises offering space for approximately 150 covers
-  Front elevation outdoor seating area with additional wooden patio
-  Imposing property in gateway location opposite the Emporium and close to Holmes Mill
-  Highly trafficked location in the popular market town of Clitheroe town centre
-  Side elevation parking with additional rear yard
-  Available for immediate occupation and exclusive of VAT

Interested in this property? Call **01282 428486** or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)

## Location

The property is located in a prominent position in the bustling town of Clitheroe fronting Moor Lane.

Moor Lane is the main arterial route through Clitheroe town centre with other businesses in the immediate vicinity including Sainsbury's, The Emporium, Holmes Mill, and ALDI.

Clitheroe is an affluent market town and has a growing population in excess of 14,000 residents being in the borough of Ribble Valley, approximately ten miles from the towns of Blackburn and Burnley, and is within close proximity to Clitheroe Castle.

## Description

A prominent Grade II listed building in the popular market town of Clitheroe.

Understood to have been built around 1839 the premises was originally constructed as a national school however, in more recent years it has traded as a electronics manufacturer before undergoing a renovation by the former Piccolinos restaurant.

Internally the property is set over two floors with a large commercial kitchen, bar, and spacious seating area to the ground floor, with additional seating and managers office to the upper. Both floors have access to W/C facilities (see attached floorplan).

To the exterior of the property there is a large elevated seating area with an additional wooden patio, offered together with a yard to the rear and parking to the side elevation.

## Accommodation

The accommodation has been measured on a gross internal basis and extends to the following approximate areas:-

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
<b>Ground Floor</b>			
Bar Area	13.5 x 7.5	1,087	101
Dining Area	9.1 x 7.2	733	68
Kitchen	10.0 x 7.3	783	73
<b>First Floor</b>			
Additional dining area	19.8 x 7.3	1,551	144
Managers Office	5.7 x 2.3	139.5	13
<b>GIA</b>		<b>4,409</b>	<b>410</b>

## Terms

Available by way of a new full repairing and insuring lease at a rent of £100,000 per annum, for a term to be agreed.

## Vat

We have been informed that the rent will not be subject to VAT at the prevailing rate.

## Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £51,500 per annum with the rate payable being £26,368.

A prospective tenant must contact Ribble Valley Borough Council on 01200 425 111 to confirm full details.

## Services

We understand the property has the benefit of mains electricity, water and gas.

## Service Responsibility

It is the prospective tenant's responsibility to verify that all services/appliances are in safe working order and are of suitable purpose being adequate for their needs.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Viewings

Please contact the agents:

### Whiteacres Property:

Jonathan Wolstencroft  
01282 428486  
info@whiteacres-property.co.uk

### Re:volve Real Estate:

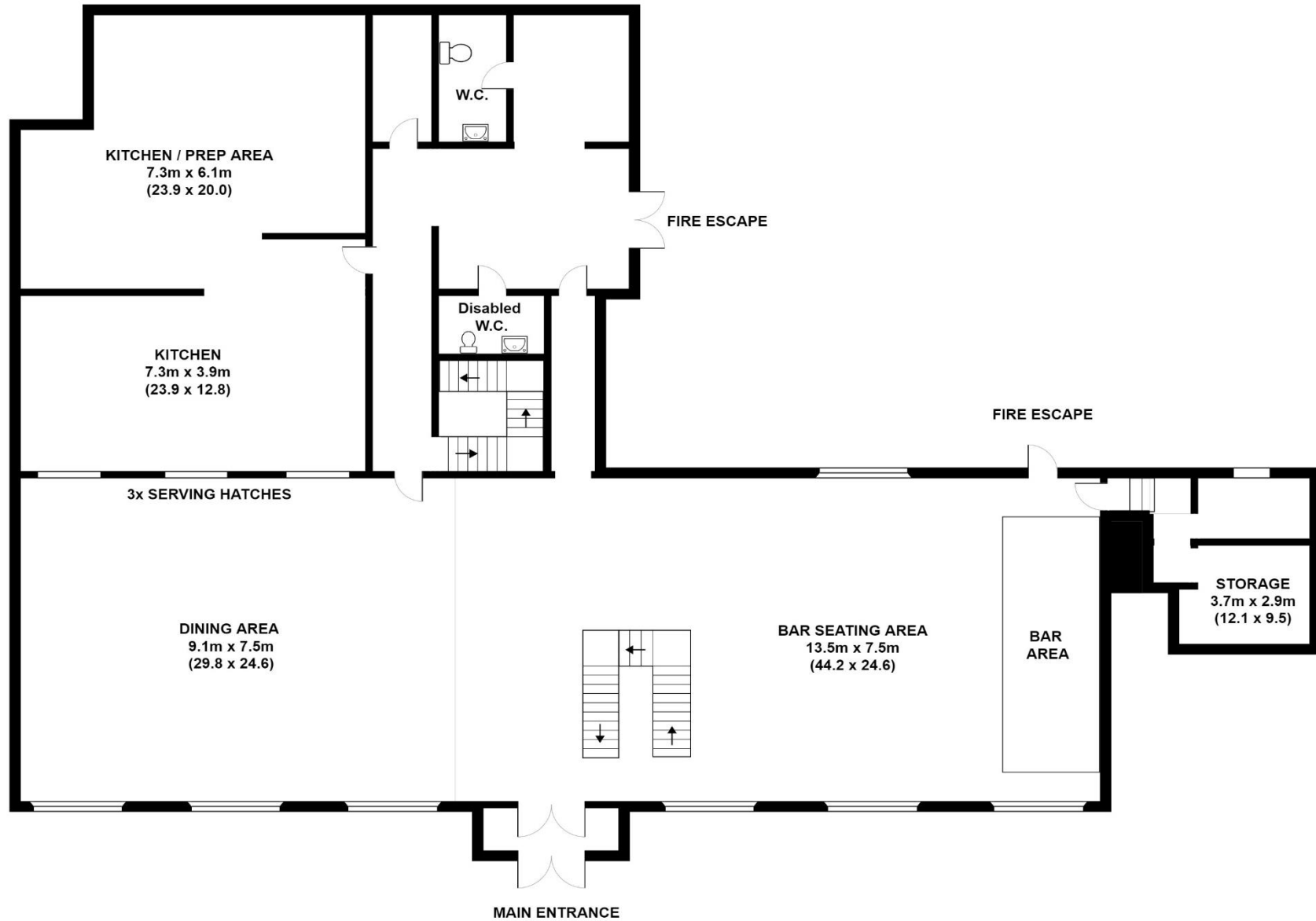
Anna Main  
0333 9997861  
anna.main@revolverealestate.co.uk







**Retail Unit Ground Floor**  
**Approx 252.6 sq. meters (2,719.1 sq. feet)**



**For illustration purposes only - not to scale**

**Retail Unit First Floor**  
**Approx 157.0 sq. meters (1,690.6 sq. feet)**



**For illustration purposes only - not to scale**