

TO LET



Three storey stone built retail premises in popular Ribble Valley market town

## 36 King Street, Clitheroe, Lancashire, BB7 2EU

- ❁ Stone built retail premises with its accommodation arranged over three floors
- ❁ Prime town centre position close to Hope menswear, Dawsons Department Store and Peter Buckley Pharmacy
- ❁ Popular Ribble Valley location being close to Clitheroe market, and the bus and railway station
- ❁ Further accommodation on the first and second floors
- ❁ Previously used as a bar but would suit, hairdressers, coffee shop or boutique
- ❁ Well presented accommodation having laminate flooring, spotlights, feature staircase with glass balustrades and electric heating
- ❁ Licenced to sell alcohol having traded as a bar for many years
- ❁ Competitive rent, no VAT and free business rates for eligible tenants

**PROPERTY AVAILABLE FOR IMMEDIATE OCCUPATION**

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

## Location

The property is situated on King Street in the centre of Clitheroe close to the junction with Castle Street.

The premises is positioned opposite Specsavers and close to Fat Face, W H Smiths and the main Post Office.

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.

## Description

A three storey town centre retail premises in the popular market town of Clitheroe.

The property has traded until recently as a bar but would suit other uses such as hairdressers or a boutique.

The ground floor offers an open plan layout with feature staircase together with toilet and kitchen facilities at the rear. The first floor offers further retail accommodation together with additional storage and a useful second floor attic room.

The property is well presented internally with laminate flooring, modern staircase, spotlights and electric heating.

## Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Ground Floor - Sales Area & Bar (including staircase)	10m x 4.5m	484.4	45
Ground Floor - Toilet & Kitchen	3.5m x 2m	75.3	7
First Floor - Office/Lounge & Storage (including staircase)	5m x 4.5m	242.2	22.5
Second Floor - Attic Room including staircase (restricted height)	4.4m x 5m	236.8	22
<b>GIA</b>		<b>1,038.7</b>	<b>96.5</b>

## Terms

The property is available by way of a new full repairing and insuring lease for a minimum term of three years.

## Rent

£1,295 per calendar month.

## Vat

Whiteacres have been informed that the rental price quoted is not subject to VAT however this information must be checked and verified by a prospective tenant prior to making any legal commitment.

## Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £6,100 per annum.

The prospective tenant is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Ribble Valley Borough Council on 01200 425111 to confirm further details.

## Outgoings

In addition to the rent and any business rates liability the tenants are to be responsible for all services connected to the property and the buildings insurance which will be recharged by the landlords.

## Services

Whiteacres have been informed the property has the benefit of electricity and mains water.

## 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

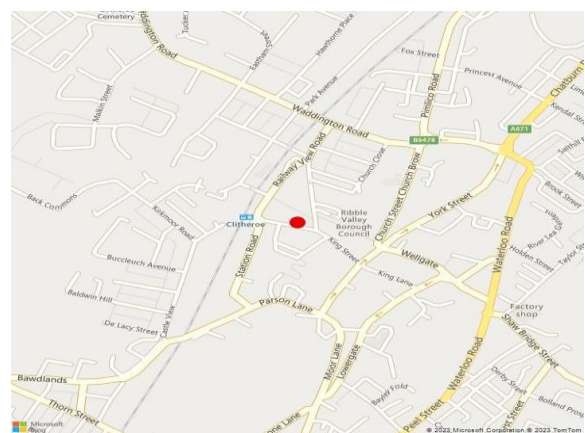
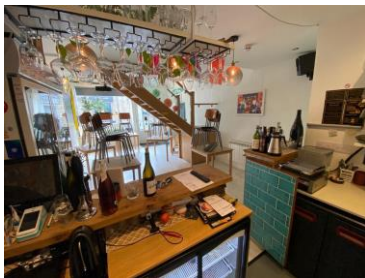
Please contact the agents:

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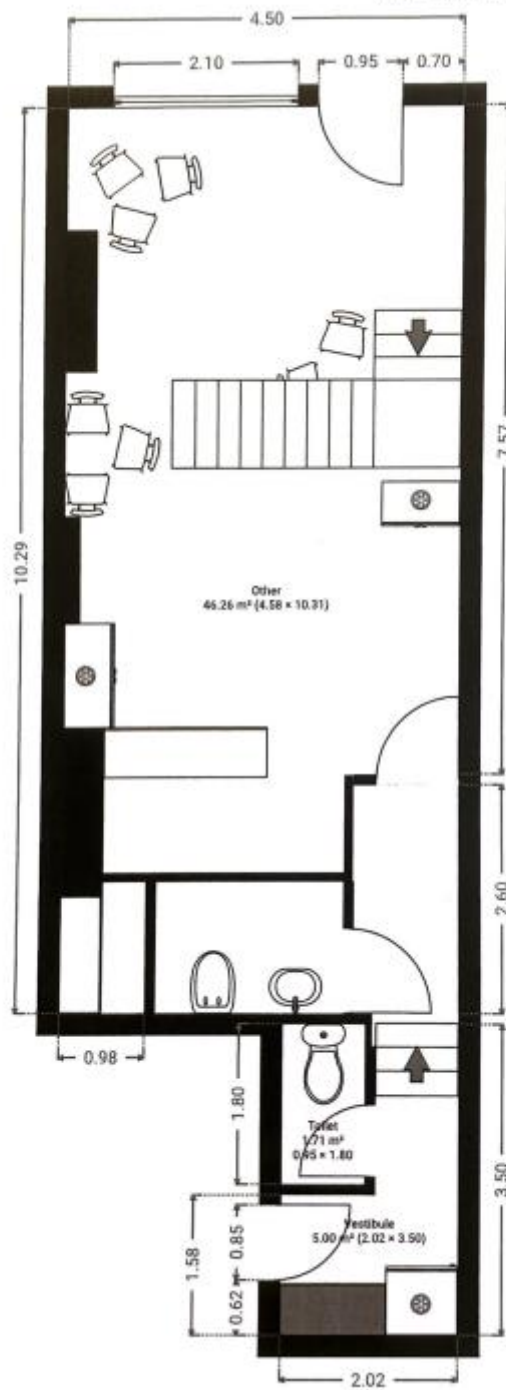
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# GROUND FLOOR



# FIRST FLOOR

