

# PROPERTY PARTICULARS

## RETAIL

**TREVOR DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01254 681133**  
[www.tdawson.co.uk](http://www.tdawson.co.uk)

**TO LET**



## 15-17 LOWERGATE CLITHEROE BB7 1AD

- Prominent town centre ground floor retail outlet.
- Immediate availability.
- Sales area 375 Sq. Ft. plus lower ground sales and ancillary 275 Sq. Ft.

## LOCATION

Fronting Lowergate, which is the inner relief road through Clitheroe town centre, close to its junction with Wellgate. This is an established vibrant location.

## DESCRIPTION

Ground floor open plan shop with two display windows, with a converted lower ground facility which can be used for sales or storage. To the rear of the sales area is a sink unit and toilets.

## ACCOMMODATION

The net internal areas are as follows:

### Ground Floor

Sales 375 sq. ft.

### Lower Ground

Sales/ancillary 275 sq. ft.  
WC

## SERVICES

All mains services are connected with the exception of gas. It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## RATING

Rateable value - £4,900. The tenant may be entitled to Business Rate Relief and enquiries should be directed to Ribble Valley Borough Council on 01200 425111.

## PLANNING

The premises have most recently been occupied as a delicatessen and previously a hairdressing salon. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Planning Department of Ribble Valley Borough Council, who can be contacted on 01200 425111.

## LEASE

Available by way of a new lease for a term of years to be agreed.

## RENTAL

**£9,000 PER ANNUM**

## VAT

We are advised VAT is not applicable to the rental.

## ENERGY PERFORMANCE CERTIFICATE

The premises currently have a rating of E (123). A copy of the certificate is available upon request.

## VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. OUR REF JBR YM 2512.13676 Email [jason@tdawson.co.uk](mailto:jason@tdawson.co.uk)**



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