

TO LET

29 Moor Lane, Clitheroe, Lancashire, BB7 1BE
490 - 1,511 Sq Ft



29 MOOR LANE, CLITHEROE, LANCASHIRE, BB7 1BE

- To Let - £9,800 - £35,000 p.a.
- Fully renovated retail property in Clitheroe town centre.
- Available as a whole or to split, subject to requirements.
- Available immediately.



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Location

The property occupies a prominent position on Moor Lane in the heart of Clitheroe town centre, forming part of the town's principal retail high street. The area is home to a range of national and independent occupiers including WH Smith, Edinburgh Woollen Mill, Crew Clothing and a variety of other retailers, cafés and service providers.

Clitheroe railway station and the town's main bus interchange are both located within approximately 1 mile of the property, providing convenient public transport links to the surrounding area.

Description

These properties occupy a prominent position on the main High Street in Clitheroe town centre, fronting Moor Lane.

The premises have been comprehensively refurbished to a high standard to provide modern, self-contained retail or office accommodation arranged over lower ground, ground and first floors. The refurbishment includes a new roof, modern heating system, new herringbone flooring, fully insulated and replastered walls, together with WC and kitchen facilities on each floor.

The property is finished to an excellent specification, combining contemporary design with practical workspace, and can be let as a whole or split to suit occupier requirements.

Lower Ground Floor - Accessed from Lowergate and capable of operating as a self-contained unit. The space comprises an open-plan retail/office area with WC and kitchenette facilities to the rear, together with a small storage or meeting room.

Ground Floor - Accessed directly from Moor Lane, this floor forms the principal retail area and is largely open plan. Two internal steps lead to the rear section, also open plan. The space benefits from excellent natural light via a large shopfront frontage and additional windows to the gable end and rear.

First Floor - Accessed via a staircase from the Moor Lane entrance, providing bright open-plan office space to the rear, with additional area to the front overlooking Moor Lane incorporating WC and kitchen facilities.

Further details of the full specification are available upon request.

Accommodation

We have measured the property on a Net Internal Area (NIA) basis as follows:

Lower Ground Floor: 490 sq ft (46 sq m)

Ground Floor: 515 sq ft (48 sq m)

First Floor: 507 sq ft (47 sq m)

Total: 1,511 sq ft (141 sq m)

Lease Terms

The property is available to lease by way of a new lease for a minimum period of 3 years on full repairing and insuring terms.

Rating

The property has a ratable value of £12,000 per annum. This means that qualifying businesses will benefit from small business rates relief and the rates payable will be £0. Further details on request.

Legal Costs

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

VAT

No VAT applicable.

Services

It is understood that all main services (with the exception of gas) are connected to the property. Further details on request.

Availability

Available immediately.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£9,800 - £35,000 Per Annum

Viewing

Strictly through agents
Taylor Weaver
(James Taylor)
01254 699030

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