

TO LET

41-43 Wellgate, Clitheroe, Lancashire, BB7 2DP
1,085 Sq Ft



41-43 WELLGATE, CLITHEROE, LANCASHIRE, BB7 2DP

- Suitable for various uses including restaurant / takeaway
- 1,085 sq. ft. / 100 sq. m.
- £26,000 p.a. (No VAT)
- Refurbished shell retail unit in town centre



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Location

Situated in a prominent position on Wellgate, this double-fronted property occupies a prime retail location in the heart of Clitheroe town centre.

Formerly operating as a Chinese restaurant and takeaway, the premises retain the appropriate planning consent for this use, offering a ready-made opportunity for food operators or an adaptable space for alternative retail purposes.

Ideally located within the bustling town centre, the property benefits from excellent visibility and high footfall, surrounded by a vibrant mix of local, regional, and national retailers including Dawson's Department Store, Fat Face, Clitheroe Post Office, and Specsavers.

Description

The entire ground floor of the property is available to lease and has been recently refurbished by the new owners to create an open-plan, bright, and versatile retail space.

Formerly operating as a Chinese restaurant and takeaway, the premises retain the relevant planning consent for this use, offering flexibility for future tenants.

The accommodation is presented in shell condition, with incoming tenants responsible for their own fit-out. The unit is suitable for a wide range of uses, including retail, restaurant, or takeaway operations.

Accommodation

The property has been measured on a net internal area basis and extends to 1,085 sq. ft. / 100 sq. m.

Lease Terms

Available by way of new lease for a minimum period of 5 years.

Rating

Currently the entire property has a rateable value of £12,500. We expect this to be lower once reassessed meaning no rates payable for qualifying occupiers. Further details available on request.

Legal Costs

Each party responsible for their own legal costs.

VAT

No VAT applicable.

Services

All mains services are connected to the property.

EPC

Available 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

£26,000 Per Annum

Viewing

Strictly through agents

Taylor Weaver

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