

Phone: 01282 428486
E-mail: info@whiteacres-property.co.uk
Website: www.whiteacres-property.co.uk



TO LET

- Small office in popular Ribble Valley market town
- Located opposite sixth form grammar school with good on-street car parking
- Office within historic building with original features including large sash window and cast iron fire place
- Ideal for small business & suitable for up to two staff



Front Ground Floor Office
44 York Street
Clitheroe
BB7 2DL



WHITEACRES

Phone: 01282 428486
E-mail: info@whiteacres-property.co.uk
Website: www.whiteacres-property.co.uk

LOCATION

The ground floor office is located on York Street in Clitheroe directly opposite the sixth form grammar school.

The property is positioned at the end of York Street on the edge of Clitheroe Town Centre and only a five minute drive from connections to the A59.

Businesses in the immediate vicinity include Stanton Andrews Architects, The Grand, Tesco Supermarket and Natwest Bank.

DESCRIPTION

A small office positioned at the front of a multi-let professional office building in the popular market town of Clitheroe.

The office is positioned on York Street opposite the Sixth Form Grammar School with good car parking being on the edge of Clitheroe Town Centre.

Internally the office is carpeted with feature cast iron fireplace and fitted cupboards. There is a very large original sash window providing excellent natural light and shared toilet facilities.

The office is on the edge of Clitheroe Town Centre with good access to Natwest Bank and all the town centre shops/amenities. We understand from the Landlord that there is a competitively prices annual car park close to the BP garage further details of which can be provided on request.

ACCOMMODATION

The accommodation has been measured on a gross internal basis (excluding toilets and corridors) and extends to the following approximate areas:

Description	Dimensions	Sq ft	Sq m
Directors office	3.04m x 4.41m	144.1	13.4

RENT

The office suite is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £75 per week + VAT.

VAT

We have been informed that the rent and service charges are subject to VAT at the prevailing rate.

OUTGOINGS

The Landlords operate a service charge to recover the electricity, water, buildings insurance, fire alarm maintenance and cleaning of the common parts further details of which can be provided on request.

LEASE TERMS

The office is available from the second week in March by way of a new lease for a term to be agreed.

BUSINESS RATES

The Business Rates will need to be reassessed however a likely rateable value can be provided on request.

The prospective tenant is likely to benefit from 100% discount with the government's Small Business Rates Relief Initiative and must contact Ribble Valley Borough Council on 01200 425111 to confirm the full details.

SERVICES

The office suite has the benefit of mains electricity and use of communal toilets & shower facilities.

SERVICES RESPONSIBILITY

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

PLANNING

It is the prospective tenant's responsibility to verify that their intended use is acceptable to the local authority.

LEGAL COSTS

The landlord will prepare a standard tenancy agreement and no costs will be required for the production of this document.

VIEWING

For further information or to arrange a viewing please Contact:

Whiteacres
Tel: 01282 428486
Email: info@whiteacres-property.co.uk
Web: www.whiteacres-property.co.uk