

TO LET



Yard/outside storage from 0.5 - 1.5 acres

The Yard, Pendle Trading Estate, Clitheroe Road, Chatburn, BB7 4JY

-  Substantial gated yard space available from 0.5 - 1.5 acres
-  Mains water, and three phase electricity connected to the site
-  Secure fenced site containing basic buildings, which could repurposed
-  Popular village location on the edge of Clitheroe centre
-  Good access to the A59 bypass
-  Mix of concrete and compressed stone
-  Ideal for haulage, trailer storage, skip company or demolition firm
-  Site 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 located in the village of Chatburn, approximately 1.5 miles from the centre of Clitheroe.

The site is positioned close to Shackleton's Garden Centre and Dugdale's Merchants with good access to the A59 bypass.

Description

A substantial open plan gated yard laid in a mix of concrete and compressed stone.

The site has mains water and electricity and the landlords are prepared to offer space from 0.5 - 1.5 acres.

The site has some basic buildings, which could be repurposed, and is available for immediate occupation.

The yard is in a commercial location on the edge of Clitheroe town centre and is ideal for haulage, trailer storage, demolition, or other similar uses.

Accommodation

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

DESCRIPTION	ACRES
GIA	0.5 - 1.5

Rent

From £30,000 per annum plus VAT.

Vat

We have been informed that the rent will be subject to VAT at the prevailing rate.

Business Rates

The yard space will have to be reassessed by the valuation office further details of which are available on request.

A prospective tenant 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 will be responsible for all services connected to the site and the buildings insurance, which will be recharged by the landlords.

Services

We understand the site has the benefit of three phase electricity, and 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:

Whiteacres Property
Church House
10 Church Street
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