

TO LET



Gated yard extending to approximately 0.66 acres

Former Salt Depot, Main Street, Gisburn, Clitheroe, BB7 4HW

- ❁ Former council salt depot in Ribble Valley location
- ❁ Ideal for transport company or business requiring outside storage
- ❁ Site extending to 0.66 acres on the edge of Gisburn village
- ❁ Previously used by Lancashire County Council as a salt depot, but would suit alternative uses
- ❁ Secure gated yard laid mainly in tarmac with overhead lighting
- ❁ Positioned close to the market towns of both Clitheroe and Skipton
- ❁ The property has direct access to the A59 bypass and is within half hour of the Lake District

YARD AVAILABLE FOR IMMEDIATE OCCUPATION

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The yard is located on the edge of Gisburn village in the Ribble Valley fronting the A59 bypass.

Gisburn is 8 miles North East of Clitheroe and 11 miles west of Skipton having a population of over 500 residents.

The site occupies a prominent main road location with good access to the Lake District National Park.

Description

A generally level, gated yard on the edge of the village of Gisburn in the Ribble Valley.

The yard has main road frontage to the A59 bypass, and is laid in tarmac extending to approximately 0.66 acres.

Historically the site has been used as a salt store for Lancashire County Council, but is ideal for a transport company or a business requiring outside storage.

The yard is fenced with double gates and overhead lighting, being available for immediate occupation.

Accommodation

The site has been measured approximately using Google earth, and extends to the following approximate floor areas:

DESCRIPTION	ACRES	SQ M
GIA	0.66	2,670

Terms

The yard is available immediately by way of a new lease, for a term to be agreed.

Rent

£35,000 per annum.

Vat

We have been verbally informed that the rent is not subject to VAT.

This information must be checked and verified prior to making a legal commitment.

Business Rates

TBC

Outgoings

In addition to the rent and any business rates liability, the tenants are to be responsible for all services connected to the site, and the site insurance which will be recharged by the landlords.

Services

Whiteacres understands the site has access to mains electricity.

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.

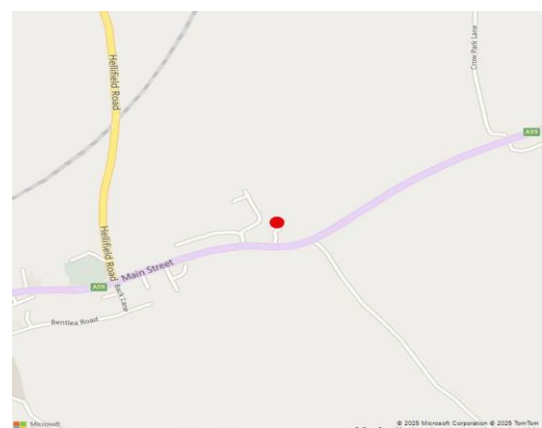
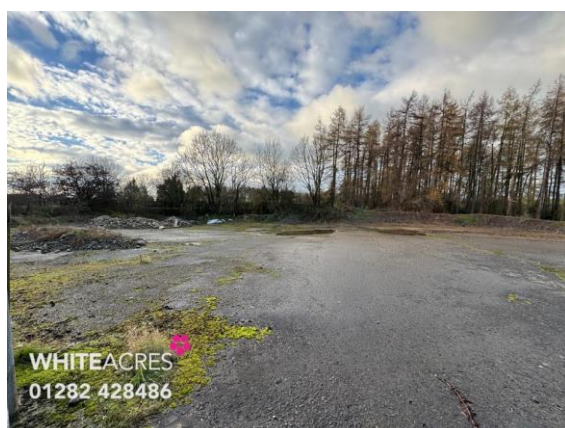
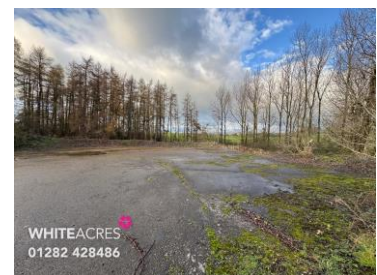
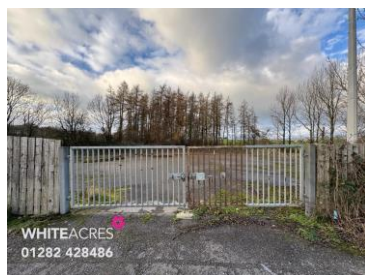
Viewings

Please contact the agents:

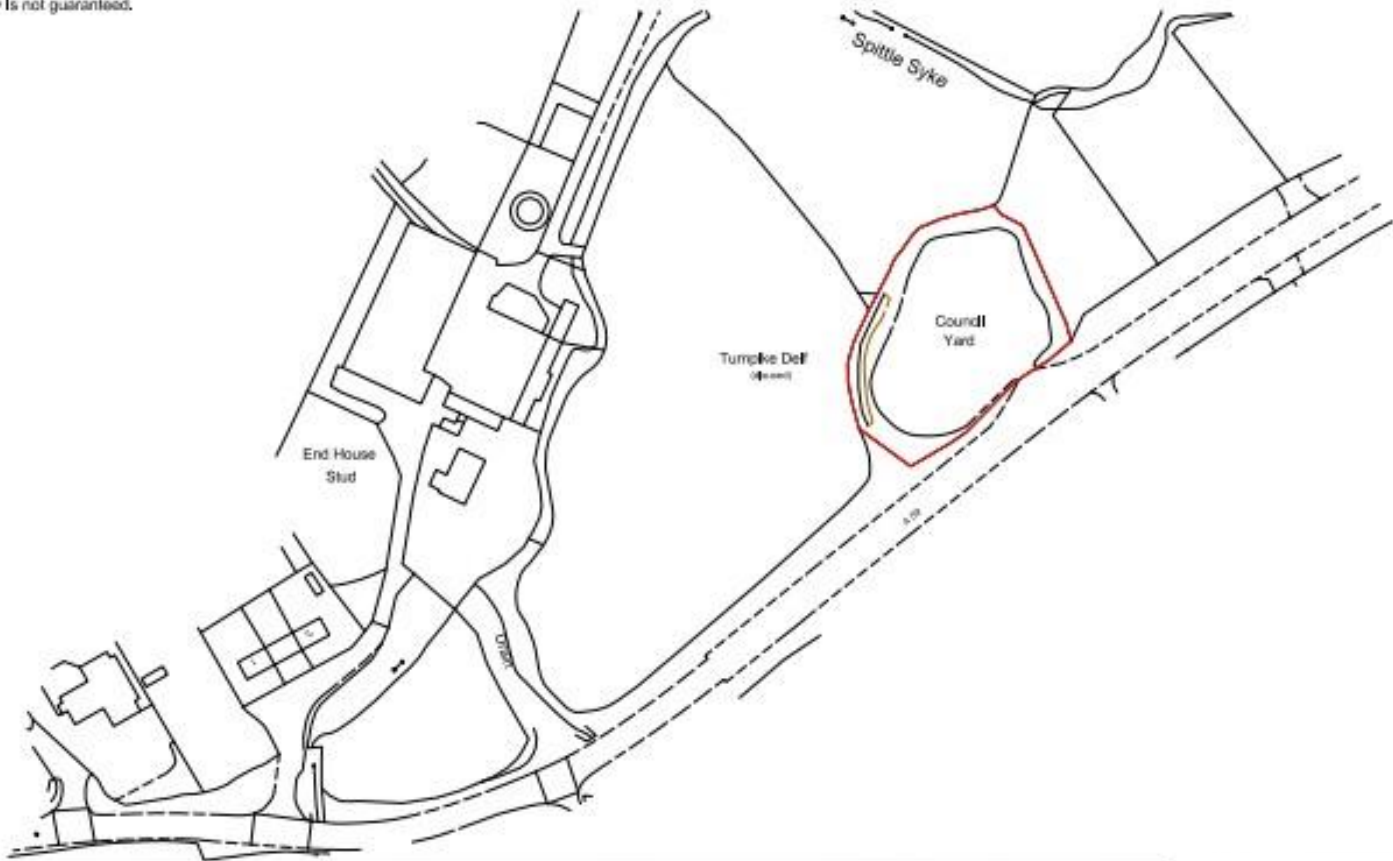
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Whiteacres Property
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LOCATION PLAN	
Site: Council Depot A59 Gibbum BB7 4HW	Client: Gibbum Park Estates
	Drawn: DS
	Date: 23.02.24
	Scale: 1:250 @ A3
	Project No: H/1/28 Dwg 01
Notes: All work is to be carried out to the latest current British standards Codes of Practice and recognised working practices. All work and materials should comply with Health and Safety legislation and to be approved by the Local Authority Planning / Building Control Officer. All dimensions are in millimetres unless where explicitly shown otherwise. The contractor should check and clarify all dimensions as work proceeds and notify the design team of any discrepancies. Do not scale off the drawings. If in doubt ask. Avonon Chartered Town Planning are not liable for work undertaken prior to Full Planning Consent and/or Building Regulations Approval.	Amendments: