WHITEACRES

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**01282 428486**

# FOR SALE/TO LET




*Prime retail/office premises in popular Ribble Valley location*

## 4 Moor Lane, Clitheroe, Lancashire, BB7 1BE

- Two storey retail premises in prime Ribble Valley location
- Compact accommodation with return frontage to Moor Lane, positioned close to Jungle, Knead & Grind and Bronte's
- Prominent position which may be suitable for a financial advisor, estate agent or solicitor
- Free business rates and no VAT
- Ideal for barbers, hairdressers, nails, beauty or food business
- Timber shop front with mock sash windows, laminate flooring and spot lights
- Ideal Pension fund investment

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

## Location

The property is in a prominent position fronting Moor Lane close to Knead & Grind, Bronte's and The Jungle.

The property is positioned on the corner of Castle Gate and Moor Lane close to Clitheroe Castle.

Clitheroe is an affluent market town and has a growing population in excess of 14,000 residents being in the borough of Ribble Valley, approximately ten miles from the towns of Blackburn and Burnley.

## Description

A compact two storey retail premises in a prominent position fronting Moor Lane in the centre of Clitheroe.

The property offers open plan accommodation on each floor having mains electricity, W.C. facilities and mains water.

The building has a timber shop front with full height glazing to Moor Lane and return frontage to Castle Gate.

The building has a pitched slate roof and is ideal for a barber shop, nail salon, food business or perhaps an office.

## Accommodation

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

| DESCRIPTION | DIMENSIONS | SQ FT | SQ M |
|---|---|---|---|
| Ground Floor | 2.8m x 2.3m | 69.32 | 6.44 |
| First Floor | 1.5m x 2.6m | 41.98 | 3.9 |
| **GIA** | | **111.30** | **10.34** |

## Purchase price

Offers in the region of £99,950.

## Rent

£650 per calendar month.

## VAT

Whiteacres have been advised that the property is not elected for VAT.

## Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £4,800 per annum.

The prospective tenant is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Ribble Valley Borough Council on 01200 425111 to confirm further details.

## Terms

The property is available by way of a new full repairing and insuring lease for a minium term of three years. In addition to the rent the tenants are to be responsible for all services connected to the property including the water rates and the buildings insurance which will be recharged by the landlords.

## Services

We understand the property has the benefit of mains electricity and water.

## Service Responsibility

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

## Planning

It is the prospective occupiers responsibility to verify that all services, appliances are in 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,
Padiham,
BB12 8HG

01282 428486
info@whiteacres-property.co.uk



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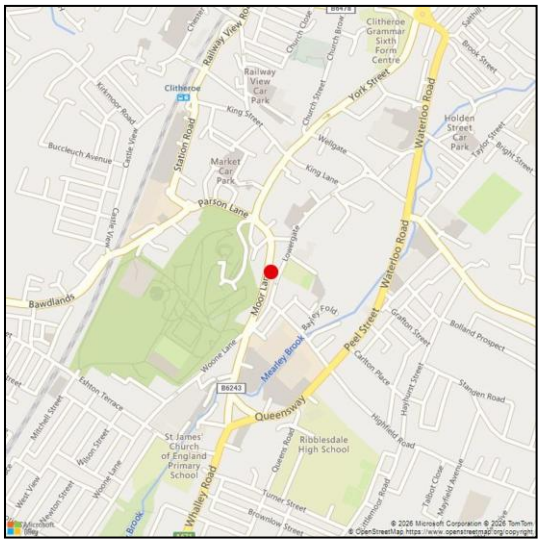


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