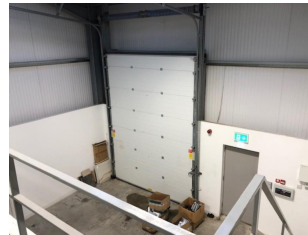


TAYLOR WEAVER

CHARTERED SURVEYORS

Shire House, Lincoln Way, Clitheroe, BB7 1QD



TO LET

4,484 sq. ft / 416 sq. m.

Office / Showroom / Trade Counter

- Constructed to very high specification
- Suitable for various uses
- Roller shutter door access
- Available immediately
- Dedicated yard

Location

The premises are located off Lincoln Way, on the popular Upbrooks Industrial Estate on the outskirts of Clitheroe town centre.

Access to the A59 is within 0.5 miles of the subject premises. See location plan.

Neighbouring occupiers include James Alpes, Farmhouse Fare, Deli Solutions and Ultraframe.

Description

The premises comprise a modern building constructed on a steel portal frame with insulated profile steel cladding to both walls and roof, including double skin translucent roof panels.

The front elevation and parts of the side elevation are full height glazed with pedestrian and bi-fold door access.

Loading to the rear of the building is via manually operated section up and over door.

Internally the premises comprise the following:

Solid concrete floor on the ground floor which has been carpeted and benefits from suspended lighting.

The front section is showroom/display area and includes office and toilet facilities. There is storage and trade counter to the rear.

Mezzanine area- constructed on a steel frame with timber boarded floor accessed via two separate staircases. Comprising open plan office accommodation, double office and rear storage.

Externally a dedicated concrete parking area for approximately 20 vehicles will be available with the unit.

Accommodation

We have calculated the gross internal floor area to be as follows :

Ground floor	2,920 sq.ft
Mezzanine	1,564 sq.ft
Total	4,484 sq.ft

Services

All main services are connected to the property

Rating

Rateable value = £16,750

Rates payable 2020 / 2021 = £8,040 per annum

Lease Terms

The premises are available by way of a minimum 5 year term, with the incoming tenant to occupy on full repairing and insuring terms and to be responsible for the usual occupier's costs, to include business and water rates, electricity and gas.

Building Insurance

01254 699030
01257 204900

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 RICS

Blackburn Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU
Central Lancs Office: Suite A10 Arundel House, Ackhurst Business Park, Chorley, PR7 1NY

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The landlord will insure the building and charge this back to the tenant. Further details available upon request.

Tenure

Leasehold

Rental

£37,500 per annum plus VAT

Availability

Available immediately

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction

Viewing

Strictly through sole agents

Taylor Weaver

(James Taylor)

01254 699030



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01257 204900



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