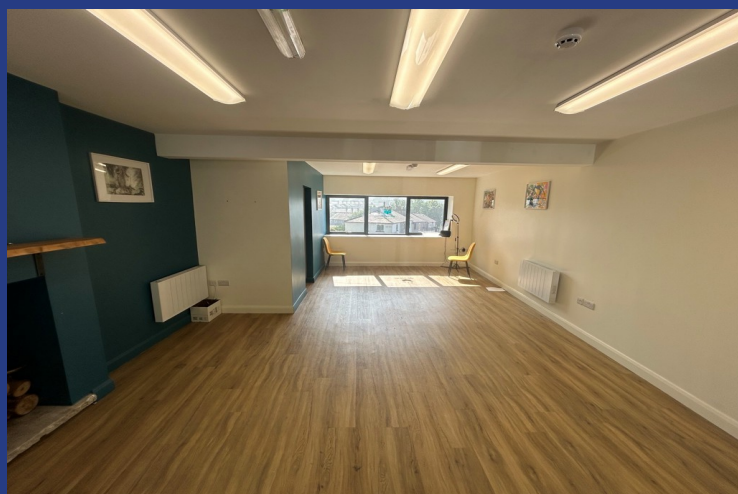


TO LET

45 Moor Lane, Clitheroe, BB7 1BE

450 Sq Ft



45 MOOR LANE, CLITHEROE, BB7 1BE

- TO LET - Newly refurbished property fronting Moor Lane, Clitheroe.
- Double fronted retail shop
- Available immediately
- Rent - £12,000 per annum (No VAT)
- No business rates payable.



45 MOOR LANE, CLITHEROE, BB7 1BE

Location

The property occupies a prominent position fronting Moor Lane, one of Clitheroe's principal retail thoroughfares, in the heart of the town centre. Benefiting from excellent visibility and footfall, the property is ideally situated to serve both local residents and visitors to the town.

Nearby occupiers include Sainsbury's, The Emporium Restaurant, and a wide range of established independent retailers, cafés, restaurants, and other town centre amenities.

The property also benefits from excellent accessibility, with both Clitheroe Railway Station and the town's bus interchange located within approximately one mile, providing convenient public transport links to the surrounding area.

Description

This self-contained ground floor retail/office unit occupies a prominent position on Moor Lane in the heart of Clitheroe town centre. The property underwent a comprehensive refurbishment in 2023 and has been finished to a high specification throughout.

The accommodation provides predominantly open-plan space, offering excellent flexibility for a variety of retail, office, showroom, or service-based uses (subject to any necessary consents). The unit benefits from LED strip lighting, quality laminate flooring, and extensive glazing to both the front and rear elevations, creating a bright and attractive working environment with excellent natural light.

The property is available for immediate occupation and presents an excellent opportunity for businesses seeking modern, ready-to-use premises in a central town centre location.

Accommodation

The property has been measured on a net internal area basis and extends to 450 sq.ft. Floor plans available on request.

Lease Terms

The property is available to lease on a internal repairing and insuring basis for a minimum period of 3 years.

Rating

The property has a rateable value of £6,500 meaning no business rates payable for qualifying companies.

Legal Costs

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

VAT

No VAT payable

Services

All mains services excluding gas are available to the premises.

Availability

Available immediately

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£12,000 Per Annum

Viewing

Strictly through agents,
Taylor Weaver
James Taylor
Director
01254 699 030

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