

To Let

Upon instruction of a private client

LANDWOOD
GROUP



TO LET – National Buildings, Moor Lane, Clitheroe BB7 1BE

Town Centre Retail Unit

- Positioned within Clitheroe Town Centre
- Grade II Listed Building
- Premises holds a restaurant permit

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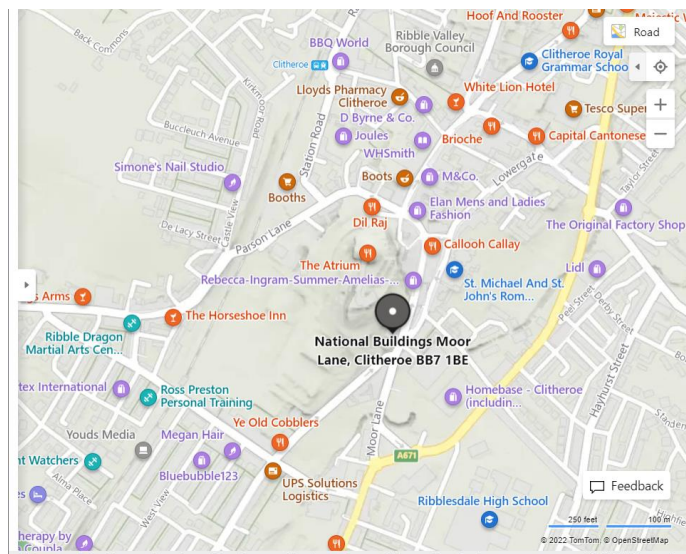
CONTACT

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Date Particulars – May 2022

Location

The property is positioned on Moor Lane, adjacent to the junction of Moor Lane and Woone Lane, just a three-minute walk from Clitheroe Town Centre.



Description

Grade II listed building located in the centre of the Lancashire town of Clitheroe. Formerly occupied by Piccolino, the premises offer a superb opportunity to rent a well located landmark premises offering Ground and first floor accommodation.

The building is currently furnished throughout to a high standard for the former restaurant use (can be provided subject to negotiation) including a bar located on the ground floor and fully fitted kitchen. To the front elevation outside seating is offered together with a yard to the rear and parking to side elevation

Accommodation

In accordance with the IPMS- Offices and RICS Code of Measuring Practice, Sixth Edition. We calculate the gross internal area to be as follows: -

Total: 5,662 sq. ft.

Rates

We understand through website enquiries that the property has a rateable value of £54,500.00

The uniform business rate for 2021/22 is 51.2p, therefore the final rate is £27,904.00

VAT

The rental figure quoted is exclusive of VAT which is applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Tenure

The premises are available as a whole by way of effective full repairing and insuring lease, for a term to be agreed.

Rent

POA.

The rental is exclusive of service charge, VAT, Utilities and business rates.

Service Charge

Available on request.

EPC

Available on request.

Viewings

Strictly by appointment.

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