

# 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
- Total Gross Internal Area of 5,662 Sq. Ft

**Landwood Group,**  
Lancaster Buildings,  
77 Deansgate,  
Manchester, M3 2BW

T: 0151 242 6754 or 0161 710 2010  
W: [www.landwoodgroup.com](http://www.landwoodgroup.com)

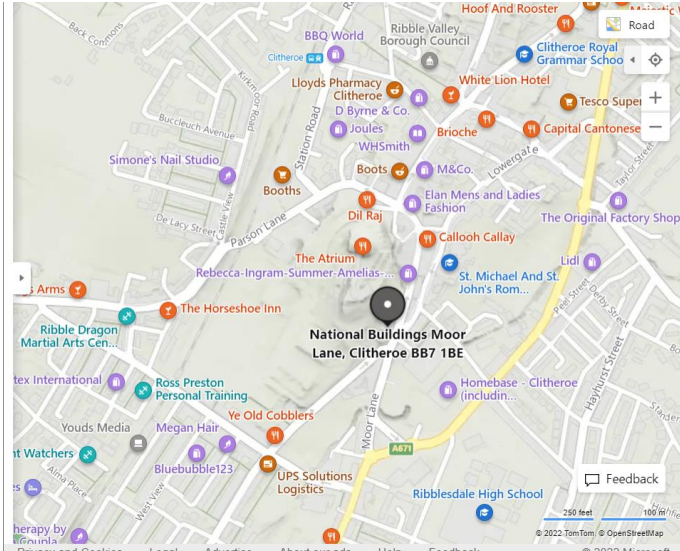
### CONTACT

**Alex Howarth**  
0161 710 2010  
[Alex.howarth@landwoodgroup.com](mailto:Alex.howarth@landwoodgroup.com)

**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

£100,000 per annum.

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.

**Alex Howarth**

0161 710 2010

[alex.howarth@landwoodgroup.com](mailto:alex.howarth@landwoodgroup.com)

[www.landwoodgroup.com](http://www.landwoodgroup.com)