

# PROPERTY PARTICULARS

## MULTI-USE

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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[www.tdawson.co.uk](http://www.tdawson.co.uk)

**TO LET**



## NORTH STREET CLITHEROE BB7 1PG

- Former leisure and nursery complex.
- Three bedroomed flat.
- 6,677 sq. ft. on a site of 0.2 of an acre.
- Suitable for a variety of uses.

## LOCATION

The property has frontages both to North Street and the North Street car park and Kendal Street, situated off Chatburn Road and Waterloo Street in the heart of Clitheroe Town Centre. Access into the site is both from North Street and Kendal Street.

## DESCRIPTION

A mainly single-storey and part two-storey complex of traditional construction in brick with timber cladding to part, beneath pitched corrugated roofs with to the two-storey section a pitched tiled roof.

Internally currently comprising two separate open plan buildings each with their own entrances, one from North Street and the rear property both from North Street and Kendal Street with above a three bedroomed flat. Open plan accommodation throughout internally with toilets to each. The property could be opened up to form one property.

## ACCOMMODATION

Central building to North Street	3,193 sq. ft.
Rear building to North Street and Kendal Street	2,553 sq. ft.
First floor three bedroomed flat with access off Kendal Street.	931 sq. ft.

## SERVICES

All mains services are connected including gas. Air conditioned units are installed in the rear building. It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## RATING

Currently assessed in the Rating List as having a rateable value of £10,500.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be made available upon request.

## PLANNING

Previously the site has been used for nursery and leisure uses which fall within Category E of the new Use Classes Order. The premises are suitable for a variety of other uses subject to planning. Applicants should satisfy themselves that their intended use is acceptable to the local Planning Authority who can be contacted on 01200 425111.

## LEASE TERMS

Full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at agreed intervals.

## RENTAL

**£30,000 per annum exclusive.**

## VAT

VAT may be charged on the rental at the current prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the preparation and completion of the lease.



## VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. OUR REF CEJ LMH 2204.12946 Email [caroline@tdawson.co.uk](mailto:caroline@tdawson.co.uk)**

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