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CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

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On Behalf of **BOOTH'S**

TO LET

NEW RETAIL OPPORTUNITY STATION ROAD CLITHEROE BB7 2JT



APPROXIMATE TOTAL FLOOR AREA: 6,450 SQ FT

LOCATION

The available space is prominently situated on Station Road adjacent to a Booth's supermarket, proposed Booth's restaurant/coffee shop and customer car park. The train station is situated a little further along Station Road as is the outdoor market, which is held every Tuesday, Thursday and Saturday. The property benefits from its own customer car park/service area, which is accessed from Parsons Lane.

DESCRIPTION A former supermarket, the property will be redeveloped to provide open plan retail sales space on the ground floor adjacent to a new Booths restaurant. There is a rear servicing /car parking area for up to 10 vehicles.

ACCOMMODATION Approximate Proposed Net Internal Floor Area:
Ground Floor: 600 sq m (6,450 sq ft)

TERMS New Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL £64,500 per annum

SERVICE CHARGE There will be service charge recovery for common parts maintenance and repairs.

RATEABLE VALUE To be assessed.

PLANNING The property benefits from A1 Retail planning consent. Any change of use will require the landlord's consent and council planning permission.

EPC See attached.

VAT VAT will be charged

LEGAL FEES Each party to be responsible for its own legal fees.

VIEWING Joe Assalone T: 01772 769000 E: joe@pinkus.co.uk

www.pinkus.co.uk

Energy Performance Certificate
Non-Domestic Building



Kwik Save Store
Station Road
Clitheroe
BB7 2JT

Certificate Reference Number:
0260-5062-0361-9670-1020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

75 This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 697
Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:
39 If newly built
55 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in S(2007)391 as amended

Assessment Software: SBEM v3.4.a using calculation engine SBEM v3.4.a

Property Reference: S26021790000

Assessor Name: Guy Shorrocks

Assessor Number: BRE0400095

Accreditation Scheme: BRE Global

Employer/Trading Name: Aldbrook Surveyors Limited

Employer/Trading Address: Unit 24, Eanan Wharf, Blackburn, BB1 5BL

Issue Date: 02 Jul 2009

Valid Until: 01 Jul 2019 (unless superseded by a later certificate)

Related Party Disclosure:

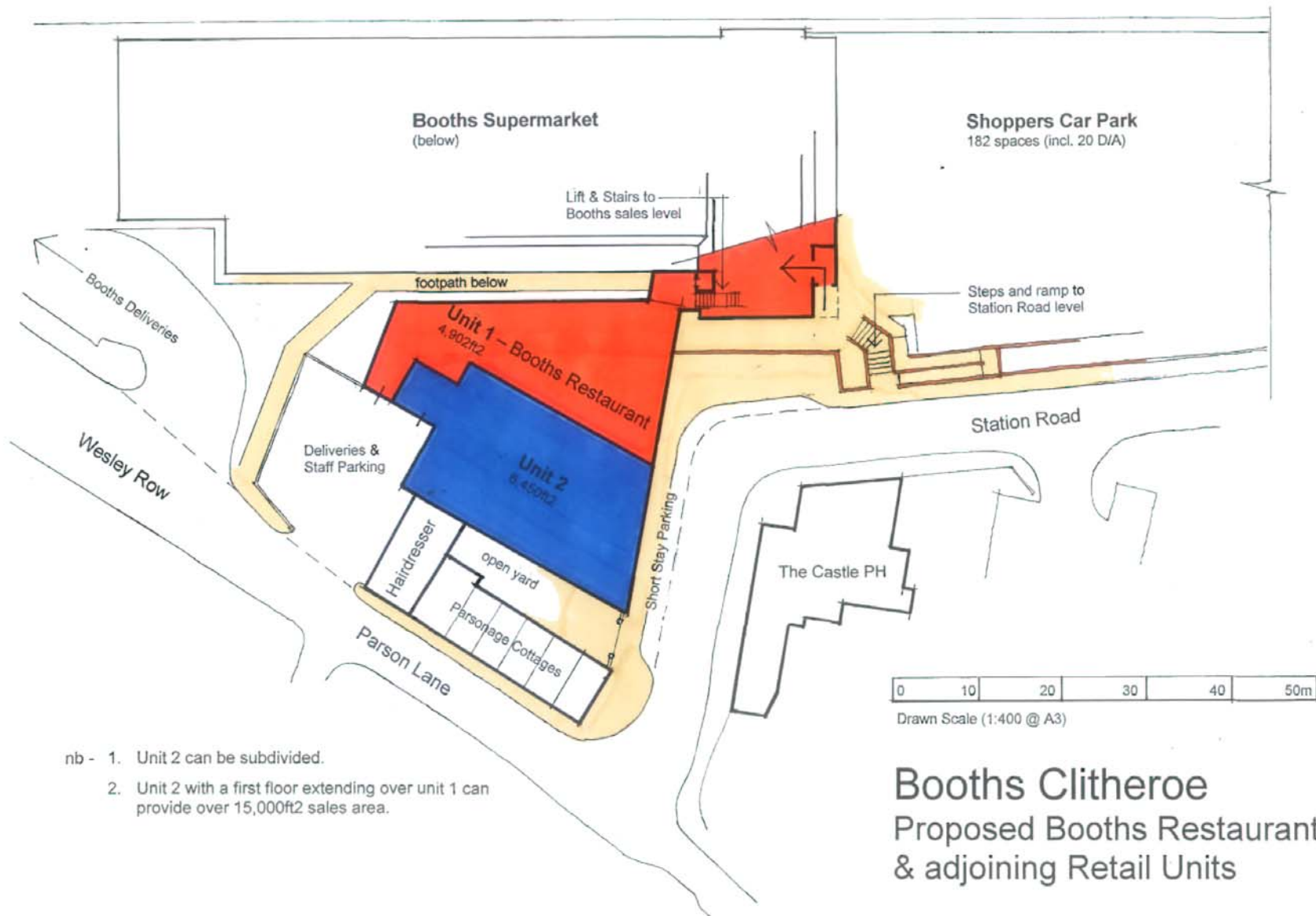
Recommendations for improving the property are contained in Report Reference Number: 0592-4076-0616-0100-6221

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



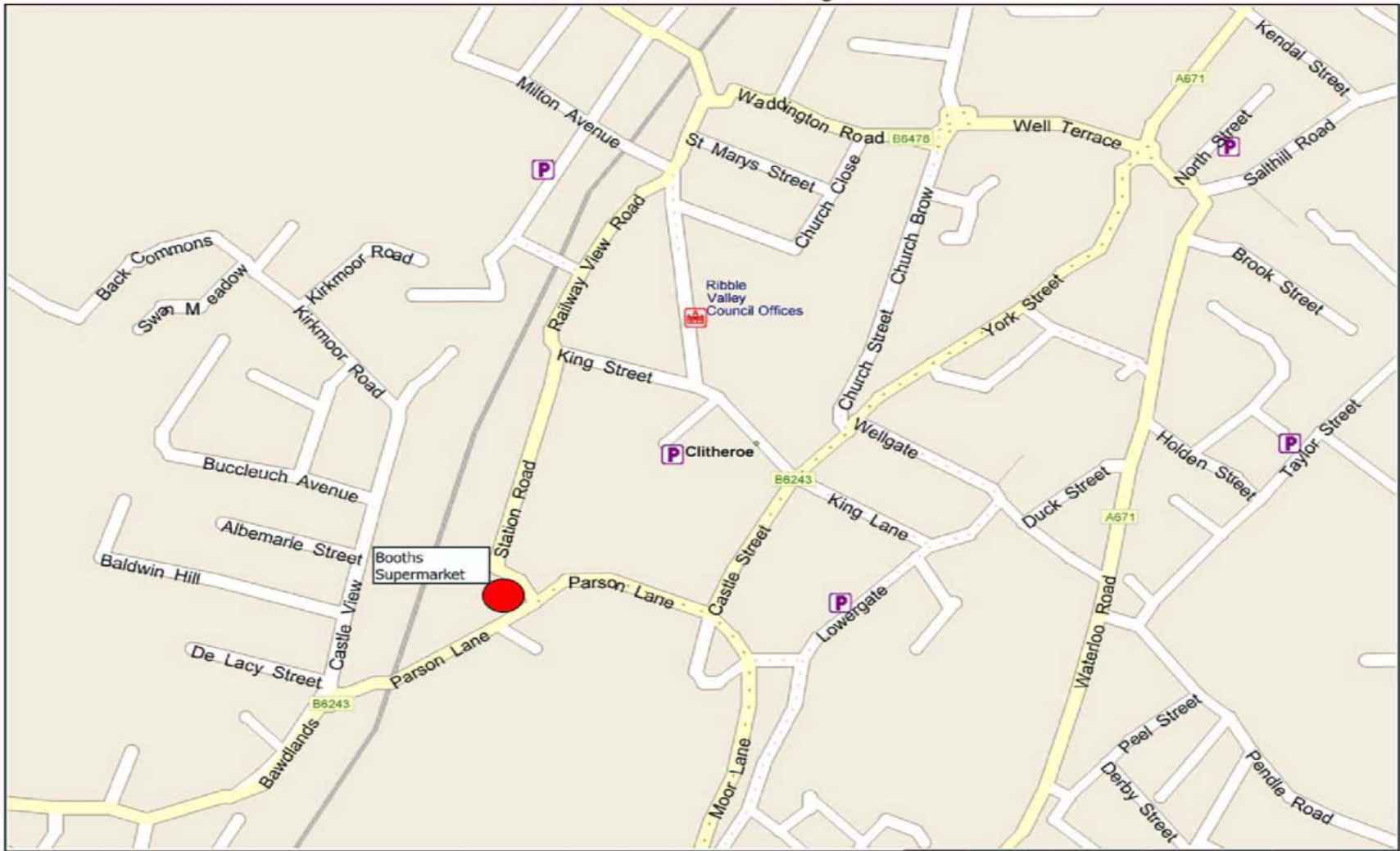
For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005



- nb - 1. Unit 2 can be subdivided.
 2. Unit 2 with a first floor extending over unit 1 can provide over 15,000ft² sales area.

Booths Clitheroe Proposed Booths Restaurant & adjoining Retail Units

Clitheroe, Lancashire, England



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