

To Let

safeagent

John Pallister

Chartered Surveyors

Office Available To Rent in a Rural Location



In need of additional office space, or out grown your spare room at home? Perhaps you are downsizing and only need a small office? Then this first and second floor office might well be what you are looking for.

Located in the centre of the highly popular village of Bolton By Bowland, the premises are accessed via some stone steps fronting on to Main Street. The office is on the first floor, with some steps to the kitchen above. A small store with WC is on the ground floor and is accessed via a gate off the main road at the front of the property. Electric heating. On street parking at the front.

**8A Main Street
Bolton-by-Bowland
BB7 4NW**

£310pcm (Partly Furnished)

The Coach House

25 Duck Street

Clitheroe

BB7 1LP

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Office: 11'1 (3.38m) to the chimney breast x 11'6" (3.51m), with heater, single glazed windows and steps to the:-

Kitchen: 6'4" (1.92m) x 11'7" (3.53m) with sink unit and cupboard. **No WC.**

Ground Floor: Store with WC

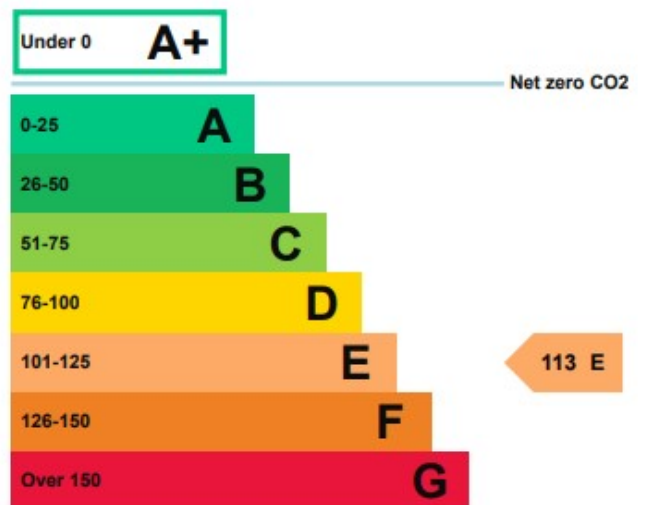
General Remarks

Business Rates: £479.04pa payable, although if this is your only commercial premises, Small Business Rates Relief will probably apply.

Viewing: Strictly by appointment ONLY. Please contact the Agents.



Rental: £310 pcm
Period of Tenancy: 6 month - Renewable thereafter by agreement
Deposit: £310 pcm to be registered in the DPS
Available from: Immediately subject to references
EPC: Band E – 113



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