

PRIME RETAIL UNIT TO LET ON A NEW LEASE

**14 Castle Street
Clitheroe
Lancashire
BB7 2BX**



Retail unit with substantial ancillary accommodation in strong market town

Clitheroe is a market town and civil parish in the Ribble Valley district of Lancashire, in north west England and is on the edge of the Forest of Bowland. The town has a resident population of approximately 17,000 but draws on a wider catchment incorporating surrounding towns and villages. The town is renowned for its independent traders, its Norman Castle and the town is often listed as being one of the best places to live in the north of England. Clitheroe is approximately 34 miles north of Manchester, 18 miles north west of Preston & 12 miles north of Blackburn.

Location

The property, which is shown for identification purposes on the attached street traders' plan is in a prime location on Castle St close to Boots the Chemist, Cancer Research, Fat Face, Edinburgh Woollen Mill, Marsden Building Society, Caffè Nero & TG Jones, and a large number of strong independent traders.

Description

The property comprises a ground floor retail unit with substantial ancillary accommodation at lower ground floor level with rear servicing. A new heritage shop front has been installed to provide a double-fronted shop front. Castle St is a short distance from Holmes Mil, a former cotton mill with Bowland Brewery, Everyman Cinema, food hall

Accommodation

The property offers the following accommodation:-

| | | |
|-----------------------------|--------------------|----------------------|
| Internal width | 4.50 m | |
| Shop depth | 21.17 m | |
| Ground floor sales | 128.02 sq m | (1,378 sq ft) |
| Ground floor ancillary | 13.84 sq m | (149 sq ft) |
| GF NIA | 141.86 sq m | (1,527 sq ft) |
| Lower ground floor | 163.79 sq m | (1,763 sq ft) |
| First floor (ladder access) | 122.86 sq m | (1,322 sq ft) |
| Total NIA | 428.51 sq m | (4,612 sq ft) |

Terms

The property is available to let on a new 10 year lease with rent review at year 5 on an FRI basis.

Rent

£35,000 pax

Rating Assessment

We are advised that the property is assessed for rates as follows: -

Rateable value £20,750
UBR – 49.9p (2025/2025)

Applicants are advised to make their own enquiries of the local rating authority.

Energy Performance Certificate

To be provided.

Services

Mains water, mains drainage and mains electricity are connected.

Legal Costs

Each party to be responsible for their own legal fees incurred in the preparation of a new lease.

VAT

The property is not registered for VAT (the property is to be de-registered for VAT wef 01/01/2026, so VAT would be payable prior to that date).

Viewing

Strictly by appointment through the sole agents Peill & Company, tel 01539 888 000 (Simon Adams dealing), admin@peill.com for viewings.

Anti-money laundering

In accordance with 2017 Anti-money laundering regulations, we will be required to verify the identity of any proposed purchaser/tenant once a transaction has been agreed, which will include provision of confirmation of address and identity.



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