

RETAIL PREMISES
16 CASTLEGATE
CLITHEROE
BB7 1AZ



£9,000 per annum

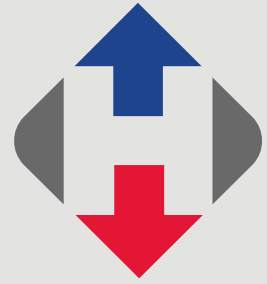


- Excellent retail shop premises
- Prime town centre location
- Flexible lease available
- Previously used as a Bakery
- Realistic rent
- Ideal for start-up business
- Storeroom & shared W.C.
- 30 m2 (324 sq ft) approx.

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Situated in the centre of town close to the castle gates, this attractive retail unit is ideal for a start-up business requiring a prime location without an excessive rent.

These attractive retail premises offer excellent space for a variety of uses. Viewing is recommended.



LOCATION: Situated on a small cobbled street, accessed directly off the top of Moor Lane, in the centre of Clitheroe.

ACCOMMODATION: (Imperial dimensions in brackets: all sizes approximate):-

SHARED HALLWAY: Access door to the shop and staircase off to the first floor.

RETAIL SPACE: 5.0m x 3.9m (16'4" x 12'8"); main retail area with window to the front, small kitchenette to the rear and understairs store space.

FIRST FLOOR STOREROOM: 2.2m narrowing to 1.3m x 4.5m (7'1" narrowing to 4'5" x 10'9").

SHARED TOILET: with low suite w.c. and wash handbasin.

VIEWING: By appointment with our office.

AVAILABLE: July 2025

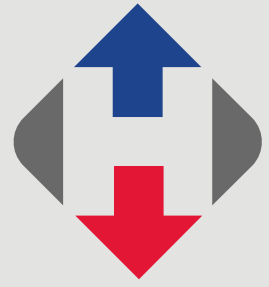
PLANNING: It is the tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

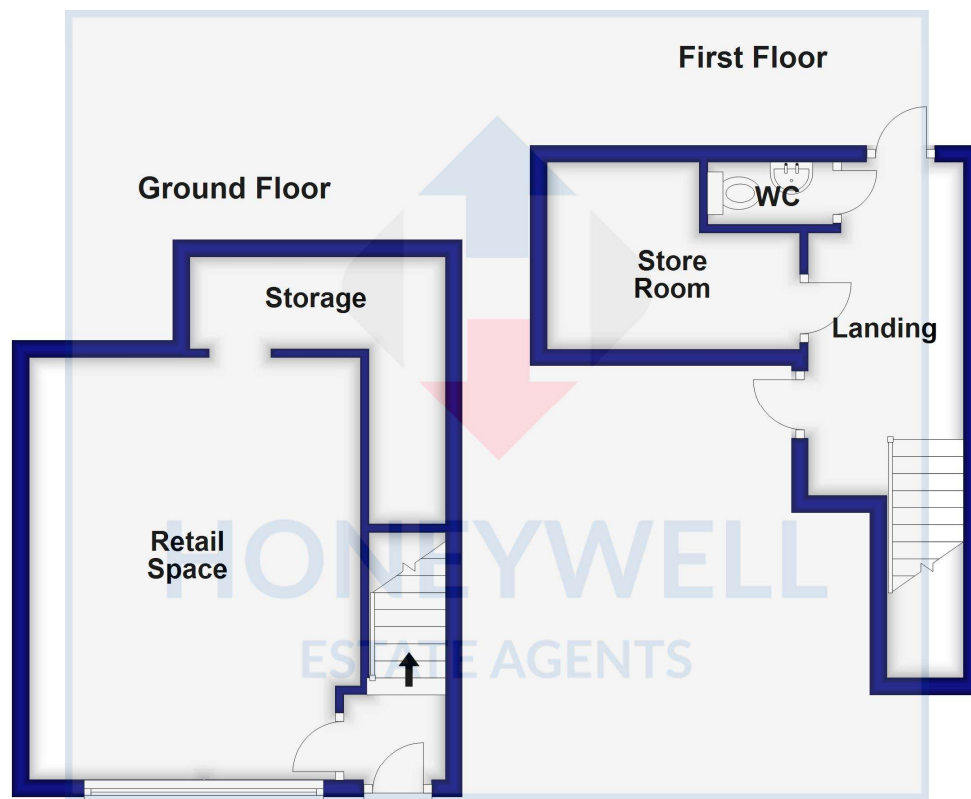
LEASE TERMS: The tenant is responsible for the shop frontage, front window and the interior of the premises. The lease is for a term of years to be agreed with rent reviews to be set at appropriate intervals.

The tenant will be responsible for their own legal costs.

RATEABLE VALUE: The rateable value is £7,400. It may be possible to claim 100% relief on these business rates depending on the size and nature of the business. Please contact the Business Rates Department at Ribble Valley Borough Council on 01200 425111.

EPC: The energy efficiency rating of the property is C.





For identification purposes only - Not to scale
Plan produced using PlanUp.

16 Castlegate, Clitheroe

*16 Castlegate, Clitheroe, BB7 1AZ
CD/CJ/140725*

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