

7 YORK STREET
CLITHEROE
BB7 2DH

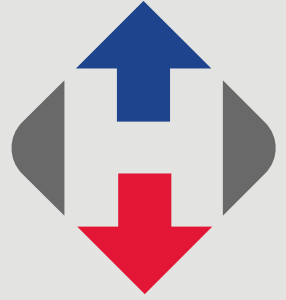
£10,000 + VAT
per annum



- Superb retail shop premises
- Fantastic town centre location
- Large open-plan retail space
- Stock room or office
- Large window display space
- Previously used as clothes shop
- Large street frontage
- 88 m2 (945 sq ft) approx.

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Situated within the town centre on York Street, this fantastic retail premises offers a large street frontage with huge window display space. The property has previously been used as a clothes shop and is fitted out and ready to go but could also be used for a variety of retail uses. York Street is situated at the end of Castle Street and this property is currently vacant and available at a sensible rent for this location.



LOCATION: From our sales office walk down the hill along Castle Street. The property is on the left just past the library.

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

RETAIL SPACE 1: 6.6m x 5.1m (21'7" x 16'9"); Two large display windows with electric shutters, engineered wood flooring and feature lighting.

RETAIL SPACE 2: 5.1m narrowing to 3.2m x 4.4m (16'8" narrowing to 10'7" x 14'6"); 3 display windows, tiled floor and two changing rooms.

TOILET: Low suite w.c. and wash-hand basin.

OFFICE OR STOCK ROOM

VAT: The rent is subject to VAT.

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

LEASE TERMS: The property is available by way of a full repairing and insuring lease 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. The tenant is responsible for the cost of the landlord's buildings insurance, the cost of this for 2025 was £420.13.

RATEABLE VALUE: The rateable value is £10,000. 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 B.

VIEWING: By appointment with our office.







*7 York Street, Clitheroe, BB7 2DH
CD/CJ/110725*

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