

THE STABLES WORKSHOP  
12b DUCK STREET  
CLITHEROE  
BB7 1LP



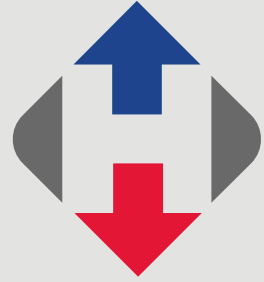
£9,600 per annum



- Superb ground floor office premises
- Fantastic town centre location
- Large open-plan workspace
- Stock room or meeting room
- Modern kitchen and W.C.
- Parking for 1 small car
- Modern finish throughout
- 66 m2 (710 sq. ft) approx.

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**A fully modernised ground floor self-contained office which is situated within the town centre in a quiet location with parking for 1 small car. The open plan office space is ideal for a team of 4-6 people which offers a modern space with natural light. There is an entrance porch with glazed door, modern 2-piece cloakroom, storeroom or meeting room plus a modern kitchen. Outside there is parking for 1 small car to the front with EV charger and a paved outside seating area.**



**LOCATION:** From our sales office walk down the hill along Castle Street. Turn right into King Lane, walk straight down the hill, turn left into Duck Street passing Houldsworth Solicitors on the right and then turn right down the paved area to the office.

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

**ENTRANCE PORCH:** Glazed front door

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

**OPEN PLAN OFFICE SPACE:** 7.8m x 4.6m (25'6" x 15'2"); Two windows, modern LED lighting and fitted storage cupboards.

**STOREROOM OR MEETING ROOM:** 4.26m X 2.16m (14'0" x 7'1"); Glazed door to outside yard.

**KITCHEN** 2.25m x 2.07m (7'4" x 6'8"); A fitted range of modern grey wall and base cupboards, laminate work surface and splashback, single drainer sink unit with mixer tap and breakfast bar.

**OUTSIDE:** There is parking to the front for 1 small car with EV charger, a storeroom measuring 12'11" x 4'7" with power the light. To the rear there is a paved enclosed yard to the rear

**VAT:** The rent is not 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 2026 was £493.71

**RATEABLE VALUE:** The rateable value is £5,100. 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.

**VIEWING:** By appointment with our office.





*The Old Stables, Duck Street BB7 1LP  
CD/CE/210526*

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