

26 Castle Street, Clitheroe, BB7 2BX

TO LET



TO LET

Use - Retail

Size - 707 Sq ft

Rent - £22,000 per annum (No VAT).

- TO LET - FULLY REFURBISHED PRIME RETAIL ACCOMMODATION
- 707 SQ. FT - 65.75 SQ. METRES
- Prime location in the heart of Clitheroe
- Fully refurbished internally and externally
- Self-contained, open-plan retail space



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Telephone: 01254 699030

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Location

The property is situated in the prime retailing position on Castle Street within Clitheroe's town centre.

The property is ideally situated within Clitheroe's bustling town centre, surrounded by a diverse mix of national retailers, independent boutiques, cafes, and restaurants. The area benefits from a steady footfall throughout the week, boosted by the town's popular markets and events.

Clitheroe enjoys excellent transport links, with regular train services to Manchester and Blackburn, and convenient road access via the A59, connecting directly to the M6 motorway. Ample public parking and pedestrian-friendly streets further enhance the accessibility and appeal of the location.

Description

This beautifully renovated stone-built property offers an exceptional retail opportunity in the heart of Clitheroe. Constructed in traditional stone under a newly installed pitched slate roof, the building has undergone a comprehensive refurbishment to create an attractive and contemporary retail environment.

The ground floor comprises a bright and spacious open-plan retail area, finished to a high standard throughout. Features include recessed LED spotlighting, a brand-new double-glazed shop front that maximises natural light and street visibility, as well as modern W.C. and kitchen facilities to the rear — ideal for staff convenience.

Externally, the property has been sympathetically restored to complement its characterful surroundings. Recent improvements include full repointing and repainting of the stonework, new concrete slab, alongside the installation of a new slate roof, ensuring both aesthetic appeal and long-term durability.

Further details regarding the renovation and specification are available upon request.

The first floor is also available to lease by way of separate negotiations. Further details available on request.

Accommodation

We have calculated the net internal area of the premises to be 707 sq. ft/ 65.75 sq. metres.

Rental

£22,000 per annum (No VAT).

Lease Terms

Available by way of a minimum lease of 5 years.

Building Insurance

Landlord to insure the property and recharge to the tenant. Further detail available on request.

Rating

The property has a rateable value of £9,100. This means that no business rates will be payable for qualifying occupiers.

Legal Costs

Each party is to be responsible for their own legal costs.

Services

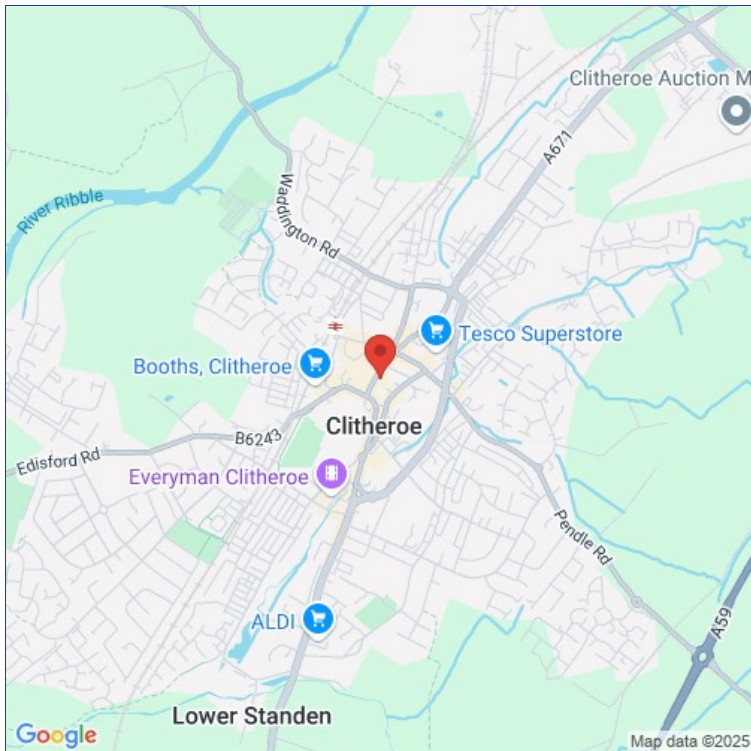
All mains services with the exception of gas are included and available to the property.

Planning

The property has planning for retail consent. Other uses may be considered subject to planning permission.

Viewing

Strictly via sole agent Taylor Weaver
James Taylor
Director
Tel: 01254 699 030

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