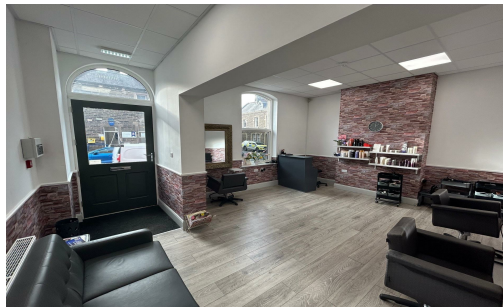


Unit A, The Old Post House, King Street, Clitheroe, BB7 2EU

**TO LET**



## TO LET

Use - Office, Retail

Size - 673 Sq ft

Rent - £18,000 per annum +VAT

- Ground floor retail premises in a high-profile location
- 673 sq. ft. (62.5 sq. m.) of versatile space
- Prominent main road frontage in the heart of Clitheroe town centre
- Suitable for a variety of uses, including retail, office, or service-based businesses
- Available from May 2025



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Unit A, The Old Post House, King Street, Clitheroe, BB7 2EU

### Location

Situated in a prominent position on King Street, this property offers a prime retail location in Clitheroe town centre.

Ideally positioned close to the market, the property is surrounded by a thriving mix of local, regional, and national retailers, including Dawsons Department Store, Fat Face, Clitheroe Post Office, and Specsavers —ensuring high footfall and excellent visibility.

With Clitheroe Interchange railway and bus station just a short walk away, the property benefits from convenient transport links, making it easily accessible for both customers and staff.

A fantastic opportunity for any retail or business venture looking to establish a presence in this sought-after location.

### Description

Situated on the ground floor of the striking former Post House Hotel, this property offers a unique opportunity within a characterful and historic setting. The brick-built structure with a pitched slate roof combines timeless architecture with modern functionality.

The property was fully refurbished in 2020 and has been used as a hair salon since its completion.

The space features durable laminate flooring throughout and energy-efficient LED lighting set within a modern suspended ceiling, creating a bright and inviting atmosphere. Towards the rear, the property benefits from well-appointed WCs and a high-quality kitchen, adding to its practicality and convenience.

### Accommodation

We have calculated the net internal area of the premises to be 673 sq.ft

### Rental

£18,000 per annum +VAT

### Lease Terms

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed, subject to a minimum of 5 years.

The rent is to be paid quarterly in advance and will be exclusive of the costs of occupation, which include business and water rates, electricity and gas.

The rent will be subject to VAT at the prevailing rate

### Rating

As published on the VOA website, the property has a rateable value of £6,800. Qualifying companies will benefit from small business rates relief meaning rates payable will £0. Further details on request.

### Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs

### VAT

VAT may be applicable to figures quoted in these details

### Services

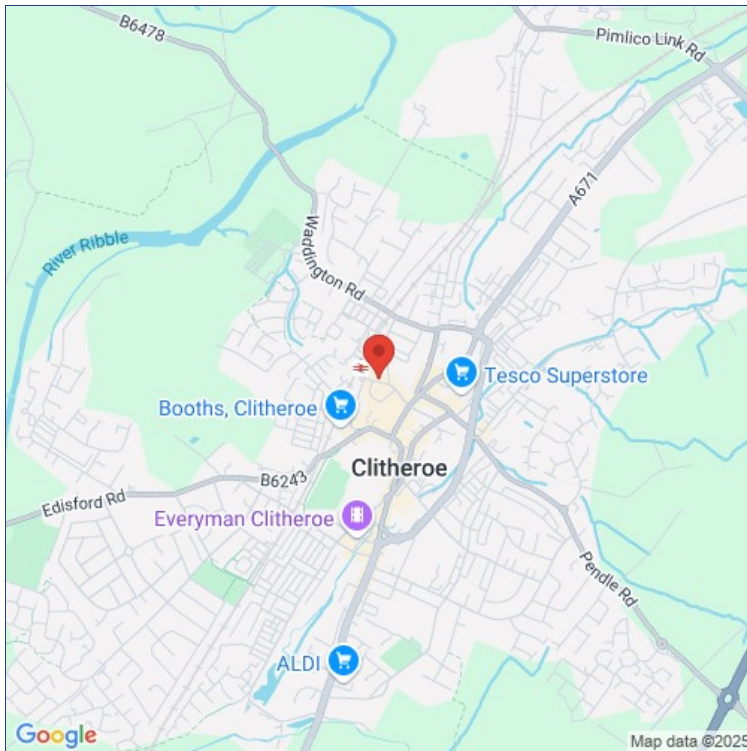
It is understood that all mains services are available to the premises

### EPC

An EPC is available on request

### Viewing

Strictly through agents  
Taylor Weaver  
(James Taylor)  
01254 699030

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