

TO LET

Prominent Town Centre Retail Premises.
6,662 Sq Ft



SHAWBRIDGE STREET, CLITHEROE, LANCASHIRE, BB7 1NA

- Established location.
- Popular market town within the Ribble Valley.
- Competitive rent.
- Available Spring 2026



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Location

The property is situated in a prominent position fronting Shawbridge Street at its junction with Taylor Street.

The property is immediately opposite a Lidl supermarket and adjacent to Clitheroe Football Club.

A large Tesco Superstore is less than 200 metres to the North West and nearby occupiers include Sainsburys, The Range and Howdens Joinery.

Clitheroe railway station is about half a mile to the north west of the premises.

Description

The property comprises a single storey building of predominantly brick construction (the gable wall to Taylor Street has been rendered), set beneath a mono-pitched roof, currently occupied by The Original Factory Shop Limited.

It encompasses two neighbouring premises, creating an irregular site footprint.

Internally, it provides mainly open plan retail space with ancillary office, w.c and kitchen facilities. To the rear is a small store with access to the yard.

It has lighting, vinyl floor covering and gas fired boiler heating to the sales area.

There is a large customer car parking area to the side of the building within an enclosed yard.

Accommodation

We have calculated the area of the premises to be as follows:

	Sq Ft	Sq M
Ground Floor Sales Area (including office/w.c and kitchen)	6,213	577.19
Ancillary stores	449	41.71
TOTAL	6,662	618.9

Tenure

Leasehold only.

Lease Terms

The property is available by way of a new lease for a period of 5 years on full repairing and insuring terms.

Rating

The property has a ratable value of £39,750, with effect from 1st April 2026 with rates payable anticipated to be in the region of £19,800 per annum.

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

VAT

VAT is applicable to the figures quoted in these particulars.

Services

It is understood that all main services are connected to the property. Further details on request.

EPC

The EPC rating is C(67)

Planning

The property has been used as a retail store for a number of years. Interested parties are however recommended to contact the local planning authority to discuss their uses in greater detail.

Availability

The property will be available from Spring 2026

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£60,000 Per Annum

Viewing

Strictly through agents
Taylor Weaver
(Neil Weaver MRICS)
01254 699030

neil@taylorweaver.co.uk

