

10 King Street, Clitheroe, BB7 2EP

**TO LET**



## TO LET

Use - Office, Retail, Miscellaneous, Leisure

Size - 8,197 Sq ft

Rent - From £45,000 per annum plus VAT.

- PRIME COMMERCIAL SPACE IN CLITHEROE TOWN CENTRE
- Flexible Spaces Available: 2,770 - 8,197 sq. ft.
- Spanning ground, first, and second floors, suitable for a range of uses



**RICS**

COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

Telephone: 01254 699030

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## 10 King Street, Clitheroe, BB7 2EP

## Location

King Street is Clitheroe's primary high street, centrally positioned within the town and offering close proximity to essential amenities, including the bus and train stations.

The street hosts a range of well-known retailers, such as Specsavers and WH Smith, alongside a variety of local shops, cafes, and services, creating a bustling and accessible location for shoppers and businesses alike.

Clitheroe benefits from excellent transport connectivity, with the A59 providing direct links to nearby towns such as Blackburn and Preston and extending towards Manchester. The Clitheroe Interchange, located less than 400 meters from the property, offers comprehensive bus and rail services, enhancing accessibility for both commuters and visitors to the town.

## Description

The property represents one of the largest commercial spaces in Clitheroe town centre, offering high-quality accommodation across ground, first, and second floors (see attached floor plans).

The premises will be fully refurbished prior to tenant occupation, with updates to include a new suspended ceiling, modern lighting, and complete redecoration to a high-quality specification.

With its flexible layout and expansive footprint, the property can accommodate a range of uses (subject to planning). Additionally, the unit is designed to offer potential split configurations to meet varied business requirements, providing exceptional adaptability for prospective tenants.

## Accommodation

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

Ground Floor	2,770 sq.ft
First Floor	3,167 sq.ft
Third Floor	2,260 sq.ft
Total	8,197 sq.ft

Floor plans are attached to the details.

## Rental

From £45,000 per annum plus VAT.

## Lease Terms

The property is available by way of a new lease for a term of 5 years.

## Rating

According to the Valuation Office Agency's rating list, the property currently has a rateable value of £28,250, which applies to the entire building. Should any part of the property be leased separately, the rateable value will be reassessed to reflect individual occupancies.

## Legal Costs

Each party to be responsible for their own legal costs.

## Services

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

## Planning

The property has operated under Use Class E (retail) for several years, making it suitable for a range of commercial uses. Prospective tenants are encouraged to contact the local planning authority to explore potential for alternative uses if desired.

## Viewing

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

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