

**PETER E GILKES & COMPANY**

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**TO LET**

**9 CASTLE STREET  
CLITHEROE  
BB7 2BT**



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**Rent: £24,000 pa**

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- Deceptively spacious premises of 140 sqm (1,500 sq ft)
- Consent for A3 (Café) and A1 (Shop) use
- Prominent position in prime retail area
- Nearby occupiers include Boots, Café Nero, WH Smith, Bodycare together with several independent shops

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and no not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.

**CHARTERED SURVEYORS**

PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS

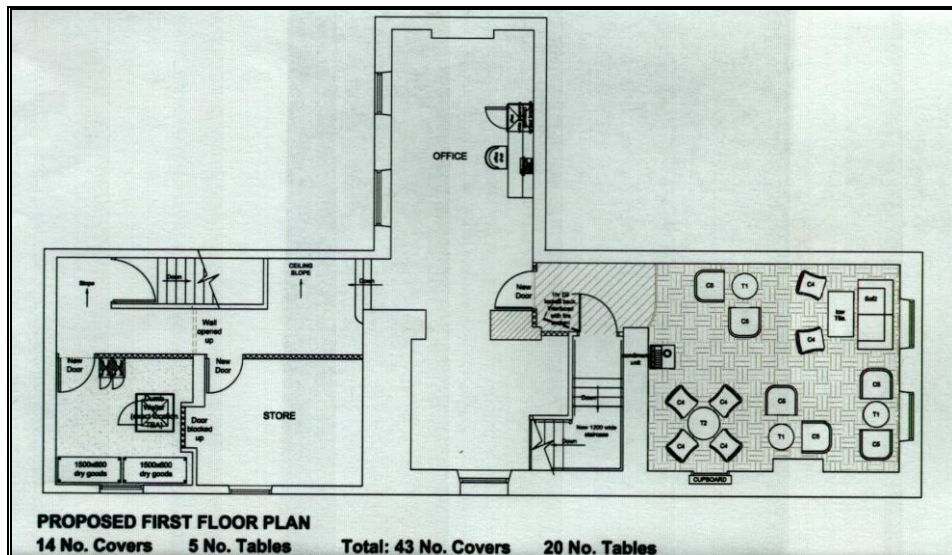
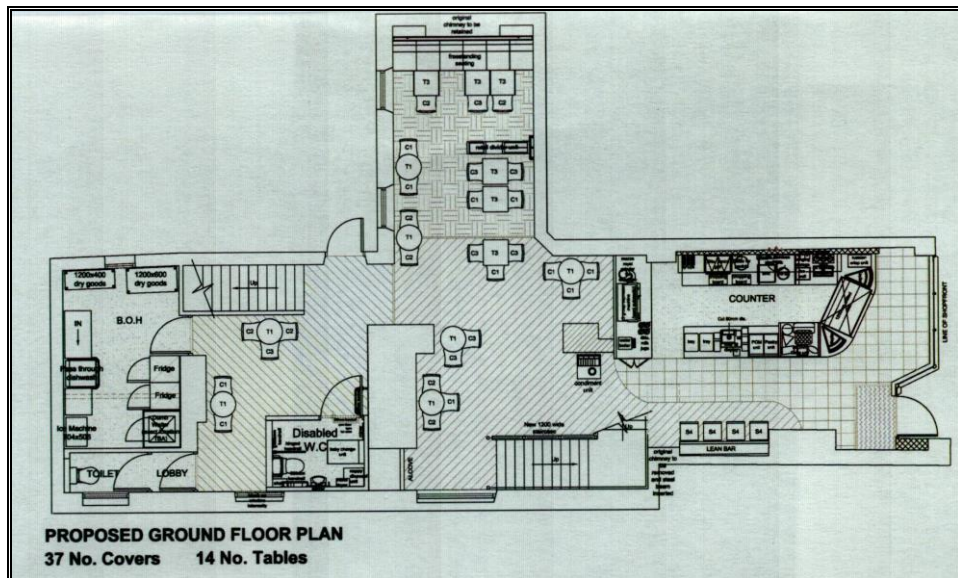


**Description:** The premises occupy a prominent readily identifiable position in the heart of the prime retail area of Clitheroe.

Clitheroe is a popular and prosperous market town within the highly desirable Ribble Valley and an area of Outstanding Natural Beauty.

It is close to the popular Castle and ideal for trading to the local and tourist market.

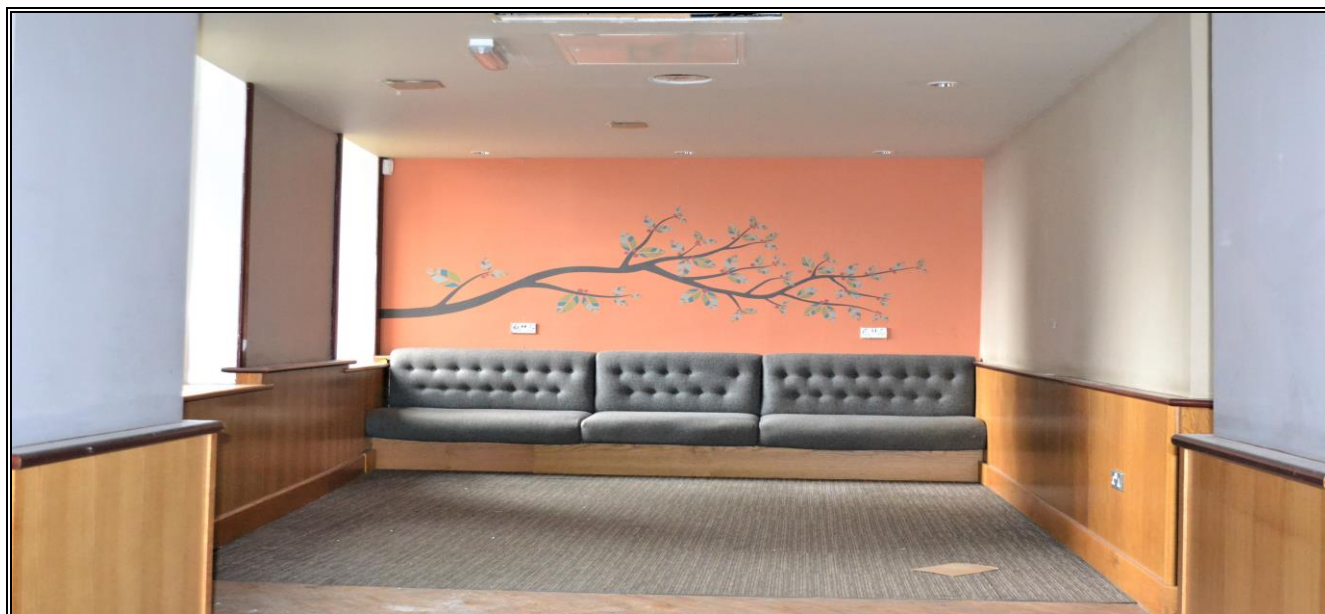
**Floor Plans:** The floor plans are for illustration purposes and not to scale:



**Accommodation: Ground Floor:**

- (all sizes are approx) **Sales Area** 4.7m x 12.25m (15'5" x 40'2")
- Rear Sales Area** 5.1m x 3.4m (16'8 x 11'1")
- Rear Sales** 3.3m x 3.6m (10'9 x 11'9")
- Kitchen** 2.9m x 2.8m (9'6" x 9'2")
- Disabled toilet with tiled walls
- Male/Female Toilet with two cubicles and tiled walls

## First Floor:



### Landing area

Front room	6.1m x 4.9m with feature fireplace (20' X 16')
Store Room	7.3m x 3.3m (23'11" X 10'9")
Rear Store/Office	5.1m x 3.9m (16'8" x 12'9")
Back Store	5.3m x 3m (17'4" x 9'10")

### Lower Ground Floor:

Covered access to:

Storeroom

Stable

Front Store

**Outside:** Sheltered rear courtyard.

**Lease Terms:** The property is offered to let by way of a new lease on the following terms:

Rent: £24,000 pa

Term: 5 years or multiples thereof.

Repairs: Tenant's responsibility.

VAT: Property has not been elected for VAT purposes.

Legal Costs: Each side to bear their own legal costs.

Rates: Payable by Tenant.

Outgoings: Electricity, Water Charges and all outgoing payments payable by the tenant.

Insurance: Landlord to insure but entitled to reimbursement of premium from tenant.

- Assessment:** The premises are described as shop and premises and assessed at a rateable value of £1,7250.00.
- Energy Rating:** To be provided.
- Services:** Electricity and water supplies are laid on, gas is available and the drainage is to the main sewer.
- To View:** Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.
- Note:** All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system and any other appliances and fittings where applicable.