

PROPERTY PARTICULARS INVESTMENT

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

FOR SALE



28, 30, AND 32 CASTLE STREET CLITHEROE BB7 2BX

- Prominently situated retail and office premises.
- Let to Marsden Building Society and Travis Yates Limited.
- Currently producing £30,000 per annum.
- Central position close to Edinburgh Woollen Mill, Boots The Chemist and FatFace.

LOCATION

Situated on Castle Street, a prime location and the main thoroughfare through Clitheroe town centre, with a mixture of independent and national retailers including Boots, Edinburgh Woollen Mill, Caff  Nero and FatFace.

All the town centre amenities including the bus and rail interchange are within walking distance.

DESCRIPTION

A two-storey property of traditional construction with rendered elevations beneath a pitched slated roof.

Two self-contained retail units are situated on the ground floor with at first floor, via its own street level access, offices sub-divided into a number of rooms. Fully fitted with kitchen and toilet.

Each of the retail units are fitted out in the tenant's corporate livery and have their own kitchen and toilet facilities.

ACCOMMODATION

28 Castle Street

First floor offices 1,011 sq. ft.

30 Castle Street

Ground floor sales 484 sq. ft.

32 Castle Street

Ground floor sales 530 sq. ft.

SERVICES

All mains services are connected to the property including gas. It is the purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

The Rateable Values currently appearing in the Rating List (April 2026) are as follows:

28 Castle Street - £10,250

30 Castle Street - £16,000

32 Castle Street - £15,500

PLANNING

The property is within the Clitheroe Central Conservation Area. The current uses all fall within Class E (Use Classes) Order 2020.

LEASES

32 Castle Street

Let to Travis Yates Financial Consultants. A new lease has been agreed for a term of five years at a rental of £15,000 per annum.

30 Castle Street

Let to Marsden Building Society. A new lease has been agreed on a five year term at a rental of £15,000 per annum.

First Floor Offices

Currently vacant.

TENURE

Freehold.

PRICE

£420,000

VAT

VAT may be payable on the price at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

Copies of the certificates are available upon request. The certificates confirm the following energy ratings:

28 Castle Street: D (86)

30 Castle Street: C (54)

32 Castle Street: B (44)

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.

OUR REF CEJ YM 2607.13780 Email caroline@tdawson.co.uk

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