

Freehold For Sale



Clitheroe

33 Castle Street, BB7 2BT

Total Area: 1,984 sq ft (184.3 sq m)

Price: OIRO £295,000

Freehold with Vacant Possession

Location & Description:

- Clitheroe is a historic market town in the Ribble Valley, Lancashire, located approximately 30 miles north of Manchester, and 15 miles north-east of Preston.
- The town boasts a population of c.14,500 persons and is popular tourist spot being at the foot of the Forest of Bowland AONB.
- The property is located in prime position on Castle Street, which is the main retail parade on the town centre, running from Clitheroe Castle to Market Place.
- The property is Grade II listed and offers substantial retail accommodation over ground, basement and two upper floors. The upper floors may be suitable for redevelopment and would lend itself to a range of uses, subject to the necessary planning consents.
- Nearby occupiers include, Caffè Nero, WHSmiths, Boots, Fatface, Nettleton's Jewellers, Vareys Outdoors, Edinburgh Woolen Mill and Wills Bar.

Demise:

Ground Floor 530 sq ft (49.2 sq m)
Basement 536 sq ft (49.80 sq m)
First Floor 418 sq ft (38.8 sq m)
Second Floor 500 sq ft (46.5 sq m)

Price:

Offers in the region of £295,000.

Tenure:

Freehold with vacant possession.

EPC:

Energy Performance Rating Assessment – D.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

Rateable Value (April 2023) – £12,500.

Date Prepared:

March 2025

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

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