

Village Shop Available to Let

The shop is currently being used as a florists but the business owner is relocating due to personal circumstances, not lack of trade. With a prominent position in the village, the shop is not too large and is most suited to a small business or someone starting out and not wanting expensive outgoings from the outset.



Location: The premises are situated in the centre of this popular Ribble Valley village, a couple of doors down from the famous Porters Butchers shop and Post Office/General convenience store, also on Bridge Road.

Accommodation briefly comprises:-

Sales Area: 10'6" (3.19m) x 12'5" (3.79m) with large display window and spot lighting in the ceilings.

Working / Storage Area: 12'2" (3.71m) average x 10'5" (3.17m) with two electric heaters.

Rear Entrance / Storage Area with Separate WC, with built in sink unit and cupboards, rear door shared with flat above.

No outside areas.

**15 Bridge Road
Chatburn
Clitheroe
BB7 4AW**

**The Coach House
28 Duck Street
Clitheroe
BB7 1LP**

Tel: 01200425697

Email: info@pallisters.co.uk

£8,400pa (exclusive of Rates and Services)

Services: Mains water (shared with the flat above), Mains Electric and Drainage.

Business Rates: Rateable Value £5,100pa, Rates Payable £1999.20 for the 2026-27 year - (Small business rate relief may apply, please discuss with RVBC direct).

Lease Terms: The shop is being offered on flexible lease terms, at a rent of £700pcm exclusive of rates and services.

Viewings: Strictly by appointment with the letting agent.

EPC: C-61

