



20 Wellgate,
Clitheroe

£149,500

Located in the heart of Clitheroe, this charming shop premises on Wellgate offers an excellent opportunity for those seeking a prime retail space. With a generous ground floor reception area and one well-appointed first floor room, this property has previously served as office space, showcasing its versatility for various business ventures.



20 Wellgate, Clitheroe

The shop is in good condition throughout, featuring a spacious ground floor retail area that is perfect for attracting customers. Additionally, it includes essential amenities such as a WC and a kitchenette to the first floor, ensuring convenience for both staff and clients. The first floor provides valuable office space, ideal for administrative tasks or as a private area for meetings.

One of the standout features of this property is its fantastic location on Clitheroe High Street, which benefits from ample footfall. This high visibility is crucial for any business looking to thrive in a bustling town centre. With a rental potential of between £650 to £700 per calendar month, translating to an annual income of £7,800 to £8,400, this property presents a sound investment opportunity. Future rateable value (from 1 April 2026)
£4,450

Whether you are an entrepreneur looking to establish a new venture or an investor seeking a promising rental property, this shop premises in Clitheroe is not to be missed. Embrace the potential of this well-located space and make it your own.

Ground Floor

19'1" x 9'10"

First Floor

Office

11'1" x 13'11"

two fitted storage cupboard, one housing the Main Eco combination gas boiler

Kitchenette

4'0" x 8'0"

base and eye units, stainless steel sink

Wc

3'3" x 4'1"

Wc and wash basin

Area

The premises is located in Clitheroe, situated in the heart of the Ribble Valley, is a thriving market town known for its rich history, stunning scenery, and strong sense of community. Dominated by its iconic Norman castle - one of the oldest buildings of its kind in England - the town blends heritage charm with modern vibrancy. Its traditional market, independent shops, artisan food producers, and welcoming cafés give Clitheroe a lively, bustling atmosphere that attracts both locals and visitors year-round.

Surrounded by the rolling countryside of the Forest of Bowland, an Area of Outstanding Natural Beauty, Clitheroe offers a perfect balance between rural tranquillity and economic vitality. Excellent transport links, well-regarded schools, and a calendar full of cultural events contribute to its appeal. With a growing food and drink scene, local businesses that continue to flourish, and a community proud of its identity, Clitheroe stands out as a prosperous and dynamic market town at the heart of the Ribble Valley.

Ground Floor

Approx. 17.5 sq. metres (188.3 sq. feet)



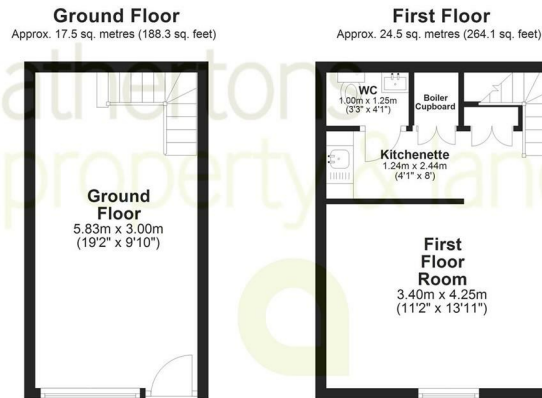
First Floor

Approx. 24.5 sq. metres (264.1 sq. feet)



Total area: approx. 42.0 sq. metres (452.4 sq. feet)

Provided for illustration purposes only. Actual sizes and dimensions may vary from those shown.
Plan produced using PlanUp.



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All fixtures and fittings in these particulars are included in the sale, all others in the property are specifically excluded. Please note that we have not tested any apparatus, fixtures, fittings or services and so cannot verify that they are in working order or fit for their purpose. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. Please note: Although these particulars are thought to be materially correct, their accuracy is not guaranteed and they do not form any part of a contract.