

**Unit 45
Mitton Road Business Park
Mitton Road
Whalley
BB7 9YE**

Main Town Centre Use Sequential Assessment

Updated MARCH 2026

REPORT CONTROL

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/1 Introduction

- 1.1.1. This report has been prepared by PWA Planning on behalf of PER4MHEALTH LIMITED (the Applicant) to accompany a full application for a change of use from Class B2/B8 use to a mixed use within Use Class E, specifically Class E(d) (Indoor, Recreation or Fitness) and Class E (e) (medical or health services), at Unit 45 Mitton Road Business Park, Mitton Road, Whalley, BB7 9YE.
- 1.1.2. Planning permission is sought retrospectively to regularise the change of use, including the provision of a mezzanine floor and the extension of opening hours to 6.30am–9.00pm Monday to Friday, 7.00am–2.00pm on Saturdays, and 7.00am–1.00pm on Sundays.
- 1.1.3. The application relates to an existing commercial unit located within the main body of the established Mitton Road Business Park, accessed from Mitton Road. The surrounding area is predominantly commercial in character, comprising units of similar scale, appearance, and configuration.
- 1.1.4. The purpose of this report is to:
 - Review the relevant planning policy context at national and local level;
 - Assess the availability of alternative sites in sequentially preferable locations;
 - Provide a high-level review of potential retail impact;
 - Draw conclusions as to the acceptability of the proposal in retail planning terms.
- 1.1.5. The sequential assessment has been undertaken in line with the National Planning Policy Framework and with guidance provided by Ribble Valley Borough Council (the 'LPA'). By email dated the 18th of December 2025, the Council confirmed that the appropriate search area should include Whalley, Clitheroe, and centres within Tier 1 and Tier 2 settlements that also fall within that drive-time distance (Appendix A).
- 1.1.6. At the request of the LPA, we have provided an update to the Sequential Test to include the complete and full results of the search undertaken.
- 1.1.7. The report demonstrates that there are no sequentially preferable, suitable, and available sites which could reasonably accommodate the proposed development, and that the modest

scale and specialist function of the store will not give rise to any significant adverse impacts on the vitality or viability of existing centres.

/2 Planning Policy Context

2.1. Introduction

- 2.1.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for Ribble Valley comprises the Housing and Economic Development, Development Plan Document (HED DPD) adopted 2019 and Ribble Valley Core Strategy adopted 2014. The HED DPD sets out more detailed policy coverage for matters relating to housing and economy to fully implement the policies of the Core Strategy. The HED DPD is accompanied by a Proposals Map.
- 2.1.2. Figure 1 below shows an extract from Ribble Valley's HED DPD Proposals Map. The red arrow indicates the allocated existing employment area in this locality; however, this only covers the northern section of the Mitton Road Business Park which has since expanded to the South.



Figure 1: HED DPD Proposals Map

- 2.1.3. Figure 2 below shows the approximate location of Unit 45 marked with a blue cross. This sits outside the allocated employment site, albeit within the expanded business park.



Figure 2: Location of Unit 45 as shown on the HED DPD Proposals Map

2.1.4. Figure 3 below shows the expanded Business Park with Unit 45 annotated by the yellow pin for context.



Figure 3: Location of Unit 45 within the context of the Business Park. Source: Google Earth

2.1.5. Despite the Unit subject to this submission not being sited within an allocated employment site, Policy DMB1 does still apply as the Policy supports proposals that promote business growth and the local economy in principle, subject to compliance with the Core Strategy and relevant detailed LDF policies.

2.2. Ribble Valley Core Strategy

2.2.1. The Ribble Valley Core Strategy (2008-2028) adopted 2014 provides detailed site allocations and development management policies to deliver the strategic aims of the Council.

2.2.2. **Policy DMB1 Supporting Business Growth and the Local Economy** supports proposals that promote business growth and the local economy in principle, subject to compliance with the Core Strategy and relevant detailed LDF policies. Proposals involving the development, redevelopment or conversion of employment sites to alternative uses will be assessed against wider plan policies, environmental benefits, and the economic and social impacts of any loss of employment, including clear evidence that the site has been actively marketed for employment use for at least six months or that the existing use is no longer viable. Overall, the policy seeks to balance economic growth with sustainable development objectives.

2.2.3. **Policy DMR1 Retail Development in Clitheroe** is the only policy that mentions the requirement of a sequential test. It does not relate to this development proposed as it states it is applicable to proposed retail development only and in Clitheroe.

2.2.4. **Key Statement EC1** states employment development is prioritised in the main settlements of Clitheroe, Whalley, and Longridge, alongside strategic sites such as Barrow Enterprise Site, the Lancashire Enterprise Zone at Samlesbury, and locations linked to the A59 corridor. The Council aims to allocate an additional 8 hectares of land for employment in sustainable locations to support economic growth and job creation. Expansion of existing businesses is generally supported, with a preference for using brownfield or existing employment sites before considering alternative sites. Proposals that would result in the loss of employment land must demonstrate no adverse impact on the local economy.

2.3. National Planning Policy Framework (NPPF)

2.3.1. The NPPF provides national guidance on planning for town centres and main town centre uses. The following paragraphs are directly relevant:

- 2.3.2. **Paragraph 91** requires the application of a sequential test for main town centre uses located outside existing centres. Sites should be considered in order of preference: town/local centre, then edge-of-centre, and only if no suitable sites are available, out-of-centre.
- 2.3.3. **Paragraph 92** states that when considering edge-of-centre and out-of-centre proposals, preference should be given to accessible sites well connected to the town centre. Both applicants and local authorities should demonstrate flexibility in terms of format and scale.
- 2.3.4. **Paragraph 94** requires impact assessments for proposals exceeding 2,500 sqm gross, or where a lower local threshold applies.
- 2.3.5. **Paragraph 95** confirms that applications should be refused if they fail the sequential test or are likely to lead to significant adverse impacts on existing centres.

2.4. Planning Practice Guidance (PPG)

- 2.4.1. The Planning Practice Guidance (PPG) supplements the NPPF and provides further detail on the application of the sequential and impact tests.
- 2.4.2. Paragraph 005 (Reference ID: 2b-005-20190722) makes clear that it is for the applicant to demonstrate compliance with the sequential test. The guidance explains that the sequential test should be applied in a proportionate and appropriate way, and that local planning authorities are expected to support applicants by sharing relevant information where possible. The PPG also establishes a checklist of considerations, including whether more central sites have been properly assessed, whether flexibility has been demonstrated in terms of format and scale, and whether sites are accessible and well connected to the town centre.
- 2.4.3. Paragraph 011 (Reference ID: 2b-011-20190722) acknowledges that certain main town centre uses may have specific market and locational requirements, which must be recognised when applying the sequential test. In such cases, robust justification is needed to explain why these requirements apply.

- 2.4.4. Paragraph 012 (Reference ID: 2b-012-20190722) reinforces that land ownership alone does not constitute a locational requirement, and that applicants should provide clear evidence where they consider only certain locations can meet their operational needs.
- 2.4.5. Taken together, these elements of the PPG underline the importance of flexibility, transparency, and proportionality when undertaking the sequential test. They also recognise that the locational and operational requirements of different retail formats can legitimately inform the assessment of suitable and available sites.

2.5. Summary

- 2.5.1. The proposed development involves the change of use of a unit from Class B2/B8 (general industrial/warehousing) to a health, fitness and wellbeing business, which falls within Class E and constitutes a main town centre use as defined by paragraph 91 of the National Planning Policy Framework (NPPF) 2024.
- 2.5.2. The NPPF establishes a sequential approach to planning for main town centre uses, with the objective of directing such development to town centres first, then edge-of-centre locations, and only then out-of-centre sites where suitable sites are unavailable.
- 2.5.3. Local policy similarly supports proposals that contribute to business growth and the local economy, provided they are compatible with the surrounding area and do not result in unacceptable environmental impacts. Employment development is directed to Clitheroe, Whalley, Longridge, and other strategic locations, with a preference for brownfield and existing employment sites. Expansion of existing businesses and proposals that support rural or town centre economies are encouraged, while loss of employment land must not adversely affect the local economy.
- 2.5.4. The proposal represents an employment-generating use, consistent with the policy objective of supporting economic activity, and therefore does not result in the loss of employment opportunities. Accordingly, the change of use is supported in principle, provided that sequential and other relevant site-selection considerations are addressed.
- 2.5.5. This sequential test is therefore undertaken in accordance with paragraph 91 of the NPPF 2024 and local policy, to demonstrate that there are no suitable, available, and viable sites

within defined town centre or edge-of-centre locations capable of accommodating the proposed use.

- 2.5.6. In this case, the proposed floorspace of 483sqm floorspace is below the national default threshold for an impact assessment.
- 2.5.7. The NPPF and PPG reinforce the need for a proportionate and transparent application of the sequential and impact tests. The guidance makes clear that it is for the applicant to demonstrate compliance, that flexibility in terms of format and scale should be considered, and that legitimate locational and market requirements may be taken into account.
- 2.5.8. In summary, the principle of other main town centre uses being accommodated on the wider site is already established due to the presence of other uses operating on the Business Park such as a music shop. The key planning issues now relate to whether the proposal of a use within Class E on the site meets the requirements of the sequential and impact tests. The following sections of this report therefore consider alternative sites and potential retail impacts in detail before drawing final conclusions.

/3 Sequential Test

3.1. Methodology

3.1.1. National policy requires a sequential approach to proposals for main town centre uses that are not located in a defined centre. Paragraph 91 of the NPPF sets out the principle that development should be directed first to in-centre locations, then to edge-of-centre, and only where suitable sites are not available (or not likely to become available within a reasonable period) should out-of-centre sites be considered.

3.1.2. The PPG provides further guidance on applying the sequential test. It confirms that it is for the applicant to demonstrate compliance, that the test should be proportionate and appropriate to the scale of the proposal, and that applicants and local planning authorities should engage at an early stage to establish the appropriate scope of the assessment. The guidance also emphasises the importance of flexibility in terms of format and scale, while recognising that certain uses may have legitimate locational and operational requirements.

3.1.3. Ribble Valley Council has confirmed (email dated the 18th of December 2025) that the appropriate scope of the sequential test is to consider sites within:

- Clitheroe,
- Whalley,
- And centres within Tier 1 and Tier 2 settlements that also fall within that drive-time distance which includes:

Tier 1 –

- Barrow,
- Billington,
- Langho
- Read
- Simonstone

Tier 2 –

- Brockhall,
- Calderstones,
- Pendleton,
- Sabden,
- Wiswell

3.1.4. The application proposal is for **483sqm floorspace (Class E)**. For the purposes of the sequential test, a degree of flexibility has been applied in accordance with the PPG.

3.1.5. Whilst an initial tolerance of +/-10% was considered, the search parameters have been broadened following discussions with the Local Planning Authority to ensure a robust and proportionate assessment. The sequential search has therefore considered units ranging from approximately 250 sqm to 750 sqm, and up to 1,000 sqm on certain property platforms.

3.1.6. Any alternative unit would therefore need to fall within this broad floorspace range and be capable of meeting the functional requirements of a health, fitness and wellbeing business format. In practice, this means that a suitable site would need to meet a number of essential locational and physical requirements including:

- **Sufficient internal floor area** to accommodate a flexible gym layout, including free-weights areas, fixed equipment zones, studio/class space, changing facilities, storage and staff areas, without compromising health and safety standards or operational efficiency.
- **Offer regular, open-plan floorplates** capable of accommodating heavy gym equipment and flexible layouts.
- **Have adequate floor loading capacity** to support specialist equipment, including free weights and resistance machinery.
- **Allow extended opening hours**, including early morning and evening use, without giving rise to unacceptable impacts on residential amenity.
- **Provide convenient access and parking provision** for members, staff and deliveries.

3.1.7. In considering sequentially preferable sites, three questions must therefore be addressed:

- **Suitability** – whether the site is capable of accommodating the proposal, taking into account reasonable flexibility but also the operational requirements of the

development. The Supreme Court judgment in *Tesco v Dundee City Council* [2012] confirmed that “suitable” means suitable for the development proposed, not a hypothetical smaller or materially different scheme.

- **Availability** – whether the site is available now or likely to become available within a reasonable period. This reflects commercial reality, as sites with no realistic prospect of occupation cannot be regarded as genuine alternatives.
- **Viability** – while viability is not always expressly required by the NPPF, it forms part of the planning judgement as to whether a site can realistically deliver the proposal, taking into account rental expectations, fit-out costs, and whether the unit is in a location appropriate for the store’s trading model.

3.1.8. This sequential assessment has therefore involved a desk-based search of property databases (including On the Market, Rightmove and Zoopla).

3.1.9. Any alternative unit or potential site has then been assessed against the criteria set out at paragraph 3.1.6, and whether it meets a number of essential locational and physical requirements, as well as being assessed against the criteria of suitability, availability and viability, with the reasoning set out clearly if any sites are found.

3.2. Sequential Assessment Results

3.2.1. The results of the sequential assessment search are set out in full in Appendix B. The assessment has considered sites within Clitheroe and Whalley, along with those within the identified Tier 1 and Tier 2 settlements.

3.2.2. No available sites have been identified within Whalley, nor within the other Tier 1 and Tier 2 settlements.

3.2.3. Within Clitheroe, a limited number of properties have been identified and are assessed below, however a consistent conclusion emerges from this review: there are no suitable sites available which could accommodate the proposal, even when applying the flexibility in scale and format required by the PPG.

Site 1: Shawbridge Street, Clitheroe

3.2.4. The property comprises a large single-storey retail unit extending to approximately 619 sqm, located within a mixed commercial and residential area on the edge of Clitheroe town centre, with associated parking provision.

Suitability

3.2.5. The unit provides an open plan layout and falls within the widened floorspace search range. However, it is materially larger than the proposed development of 483 sqm, representing an increase in floorspace of around 28%.

3.2.6. Not only is this significantly over the 10% tolerance level set out, this level of oversizing would also result in a disproportionate and inefficient use of space, requiring either the under-utilisation of part of the unit or a materially different internal layout to accommodate the additional floorspace.

3.2.7. This would not reflect the operational format of the proposed development and would conflict with the principle established in *Tesco v Dundee* that sites must be suitable for the development proposed.

3.2.8. In addition, given the close proximity of the unit to nearby residential properties, the lack of clearly defined forecourt parking and the close proximity of the rear car park to nearby residential properties, we have concerns that the requirement for,

- extended opening hours, including early morning and evening use, and
- the provision of convenient access and parking provision for members, staff and deliveries.

could be achieved here satisfactorily, and the use of this premises would likely give rise to unacceptable impacts on residential amenity.

Availability

3.2.9. The unit is currently being marketed and is therefore considered to be available.

Viability

- 3.2.10. The increased floorspace would result in higher rental, operational, and fit-out costs, including the need to service and maintain a substantially larger unit than required. This would likely affect the commercial viability of the site for the proposed use.

Conclusion

- 3.2.11. Whilst the site benefits from parking and the building with an open-plan format, these factors do not outweigh the mismatch in scale, concerns regarding achieving the essential locational and physical requirements without unacceptable impacts, and the associated viability implications.
- 3.2.12. The site and premises are therefore not considered to represent a suitable, nor viable alternative.

Site 2: West End Works, Eshton Terrace, Clitheroe

- 3.2.13. The property comprises a retail unit at West End Works, Eshton Terrace, extending to approximately 462 sqm. The building is of traditional brick construction with a concrete floor and light steel trusses supporting a corrugated asbestos roof and includes a mainly single-storey layout with a part two-storey element. Heating is via a gas fired blower with LED lighting throughout, and the property's energy rating is D.
- 3.2.14. The unit benefits from a small area of forecourt parking and servicing via a roller shutter door. The site is located within a densely populated residential area of Clitheroe, and immediately abuts no. 31 Eshton Terrace, a residential property. Full details of the property are provided at Appendix C.

Suitability

- 3.2.15. The unit falls within the identified floorspace range. However, the building does not provide a regular, open-plan floorplate, due to its part two-storey configuration and servicing arrangement. As the sales particulars show, the existing floor is poor condition and would need significant investment to be brought up to a suitable standard. This would limit the ability to accommodate a gym layout including equipment zones, circulation space,

changing facilities and ancillary areas in an efficient manner, as required by the operational criteria set out in Section 3.1.

- 3.2.16. In addition, the presence of a part two-storey arrangement, including mezzanine-level accommodation, means that it is not clear whether the structure could support the concentrated loads associated with specialist gym equipment or provide a suitable and functional layout for the proposed use.
- 3.2.17. The building shows signs of disrepair, including visible discolouration to internal walls and an aging corrugated asbestos roof structure. The fact that the roof is asbestos identifies the complete unsuitability of the premises for the use proposed on its own. Heating is via a gas fired blower with LED lighting throughout, so it is likely a complete electrical refit and installation of insulation to bring the building up to a required standard will be required. This indicates that significant investment and works would be required to first remove the asbestos from the building, before bringing the premises up to a standard suitable for the proposed health and wellbeing use.
- 3.2.18. The site is located within a predominantly residential area, and immediately abuts a residential dwelling. The proposed use includes early morning and evening opening hours, which will give rise to amenity considerations in this location, particularly in relation to noise and activity associated with the proposed use.
- 3.2.19. The site has access to limited forecourt parking, albeit with additional on-street parking available on Mitchell Street. However, the level of on-site parking provision is limited and would not be sufficient to accommodate the staff for the premises, let alone the level of demand associated with the proposed use.
- 3.2.20. Alternative parking provision is available at The Castle long stay car park. This operates on a paid basis and is subject to time restrictions (Monday to Saturday, 8:00am to 6:00pm). The reliance on off-site parking that is restricted to daytime hours would not support the proposed early morning and evening operation of the gym element and does not meet the requirement for convenient access and parking provision set out in Section 3.1.
- 3.2.21. Reliance on surrounding residential streets would not provide a reliable or appropriate level of parking provision for a use of this nature.

Availability

- 3.2.22. The unit is currently being marketed for sale, with reference to the potential for a letting arrangement. This introduces uncertainty in respect of the availability of the site as the applicant is not interested in purchasing premises at this time, and there is no guarantee that a future purchaser would make the premises available to let within a reasonable timeframe.

Viability

- 3.2.23. The clear need for significant investment in this property through extensive repair works, removal of asbestos, upgrading and internal reconfiguration, not to mention a complete electrical refit and installation of insulation to bring the building up to a required standard, would increase the cost of delivery and would not be commercially realistic nor viable to invest in for the proposed use.

Conclusion

- 3.2.24. Taking these factors together, the site is clearly not considered to represent a suitable, let alone viable, alternative for the proposed development, with significant investment on renovation works required to first improve the general standard of the building from top to bottom, before even considering internal fit out. This is before you then factor in the locational constraints of the site immediately adjacent to a residential property, and lack of on-site parking.

Site 3: 14 Castle Street, Clitheroe

- 3.2.25. The property comprises a ground floor retail unit with ancillary accommodation at lower ground floor level, located on Castle Street within Clitheroe town centre. The unit forms part of a terraced building and is accessed via a double-fronted shopfront.
- 3.2.26. The floorspace is marketed flexibly, ranging from approximately 128 sqm to 428 sqm, indicating that the premises may be let in part or as a whole. There is no dedicated parking provision for this property.

Suitability

- 3.2.27. The property forms part of a terraced building and is constrained by its narrow frontage and depth, with party walls to either side. This would limit the ability to accommodate a gym layout including equipment zones, circulation space, changing facilities and ancillary areas in an efficient and functional manner, as required by the operational criteria set out in Section 3.1.
- 3.2.28. Access to the unit is via a standard retail shopfront. This form of access would limit the ability to install and accommodate large gym equipment, which typically requires wider and more direct access arrangements.
- 3.2.29. The property is located within a town centre retail frontage on a relatively narrow street and does not benefit from any dedicated on-site parking provision. This would not meet the requirement for convenient access and parking provision for members and staff.
- 3.2.30. With residential accommodation in close proximity there is also an issue in relation to early morning and evening opening hours.

Availability

- 3.2.31. The unit is currently being marketed to let and is therefore considered to be available.

Viability

- 3.2.32. The configuration of the unit, including the split-level arrangement and access constraints, would severely limit its ability to operate the gym element and would not support a viable layout for the proposed use.

Conclusion

- 3.2.33. Taking these factors together, including the overall size of the premises, its unsuitable layout, access constraints, close proximity to residential properties and lack of parking provision, the site is not considered to represent a suitable nor viable alternative for the proposed development.

3.3. Sequential Assessment Conclusion

- 3.3.1. In light of these findings, it is evident that there are no sequentially preferable sites within Clitheroe or Whalley, nor within other sites identified in those Tier 1 and Tier 2 settlements which could potentially accommodate the development. The search undertaken has been robust, proportionate and comprehensive.

- 3.3.2. It is concluded that the sequential test is satisfied. The absence of any suitable, available and viable alternatives means that the application site represents the most appropriate location for meeting the identified need for this form of development.

/4 Conclusion

- 4.1.1. This sequential test has been prepared in accordance with paragraph 91 of the National Planning Policy Framework (NPPF) 2024 and relevant local planning policy, to support a retrospective application for the change of use of Unit 45 Mitton Business Park from Class B2/B8 to a mixed use within Class E.
- 4.1.2. As a gym or health and fitness centre is defined as a main town centre use, a sequential test has been undertaken in line with national policy. The scope of the assessment has been agreed with Ribble Valley Council and has appropriately considered Whalley, Clitheroe and relevant Tier 1 and Tier 2 settlements within a reasonable drive-time catchment.
- 4.1.3. The sequential assessment has been proportionate to the modest scale of the proposal and has applied appropriate flexibility in accordance with the Planning Practice Guidance. Nevertheless, the assessment demonstrates that there are no sequentially preferable sites within town centre or edge-of-centre locations that are suitable, available and viable to accommodate the operational and functional requirements of the proposed use – a physiotherapy led health, fitness and wellbeing provider delivering an integrated model of clinical care and performance-based training, specialising in supporting safe movement, injury prevention and long-term physical wellbeing within a community setting, operating as a fitness facility with embedded healthcare services.
- 4.1.4. The proposed floorspace of approximately 483sqm falls well below the national threshold for a retail impact assessment, and the proposal will not give rise to any significant adverse impacts on the vitality or viability of existing centres. The specialist and destination nature of the proposed use further limits any potential diversion of trade from town centre locations.
- 4.1.5. In the absence of any suitable and available sequentially preferable sites and having regard to the employment-generating nature of the proposal, the application site represents the most appropriate and sustainable location for the development. The sequential test is satisfied, and there are no planning grounds on which planning permission should be withheld.

/5 Appendices

5.1. Appendix A – email from Lyndsey Hayes Development Manager agreeing scope of sequential test

RE: Retail sequential test scope [Filed 18 Dec 2025 13:35]



Lyndsey Hayes <Lyndsey.Hayes@ribblevalley.gov.uk>

To: Lydia Harper

Cc: Graeme Thorpe

Retention Policy: 6 Year Delete (6 years)

Expires: 17/12/2031

Filed by Mail Manager

This is the most recent version, but you made changes to another copy. Click here to see the other versions.
Follow up. Start by 18 December 2025. Due by 18 December 2025.
You replied to this message on 18/12/2025 12:57.



Thu 18/12/2025 11:24

Hi Lydia,

Good to hear from you. I am thank-you, hope you and your family are too.

Whalley and Clitheroe seems reasonable – but I would also look at centres within Tier 1 and Tier 2 settlements that also fall within that drive-time distance.

Kind regards

Lyndsey

Lyndsey Hayes | Head of Development Management & Building Control
Ribble Valley Borough Council, Church Walk, Clitheroe BB7 2RA

5.2. Appendix B – Sequential Property Listings

Search Results:

Clitheroe



Clitheroe, L... x This area only sq. m. 250 to 1,000 PCM Min Price to Max Price Property Type (13) Filters

2 results Paid partnerships can play a role in listing order Sort: Relevance Map view

Prioritise properties with... + Add keyword

TREVOR DAWSON

1/2

West End Works, Eshton Terrace, Clitheroe, BB7 1BQ

Retail Property (high street)

- ✓ Prominent frontage to Eshton Terrace
- ✓ Retail use
- ✓ 4,973 Sq. Ft.

Prominent frontage to Eshton Terrace Retail use 4,973 Sq. Ft. Forecourt parking to the frontage



£4,167 pcm
462 sq. m.

01254 946680
Local call rate

Contact Save

REYNOLDS WAVER

1/7

Shawbridge Street, Clitheroe, Lancashire, BB7 1NA

Retail Property (high street)


- ✓ Established location.
- ✓ Popular market town within the Ribbles Valley.
- ✓ Competitive rent.

The property comprises a single storey building of predominantly brick construction (the gable wall to Taylor Street has been rendered), set beneath a mono-pitched roof, currently occupied ...

£5,000 pcm
619 sq. m.

01254 961467
Local call rate

Contact Save



£2,917 pcm From (£673.08 pw)

1378 - 4612 sq ft
14 Castle Street, Clitheroe, Lancashire BB7

The property comprises a ground floor retail unit with substantial ancillary accommodation at lower ground floor level with ...

Retail premise

Peill & Co

Call Email

Find an agent OnTheMarket

To rent Clitheroe Radius 250 - 1,000 sq m Price Property type -0- More filters

No results Sort: Recommended

No results found

Try adjusting your search, or be alerted as soon as property like this comes on the market.

Create alert

UK / Lancashire / Clitheroe

OnTheMarket

OnTheMarket.com
The simple way to search for property to buy or

Whalley, Cli... X This area only sq. m. 250 to 1,000 PCM Min Price to Max Price Property Type (13) Filters

Commercial Properties To Let in Whalley, Clitheroe, Lancashire, 13 property types, 250 - 1,000 sq. m. Save Search Create Alert

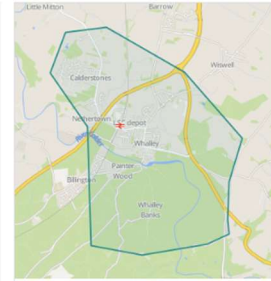


There are currently no properties that meet your search criteria

Here are some helpful next moves.

Here are some helpful next moves:

- Check your spelling.
- Enter another search location.
- Restart your search here.



Edit this area

Find an agent



To rent Whalley Radius 250 - 1,000 sq m Price Property type More filters

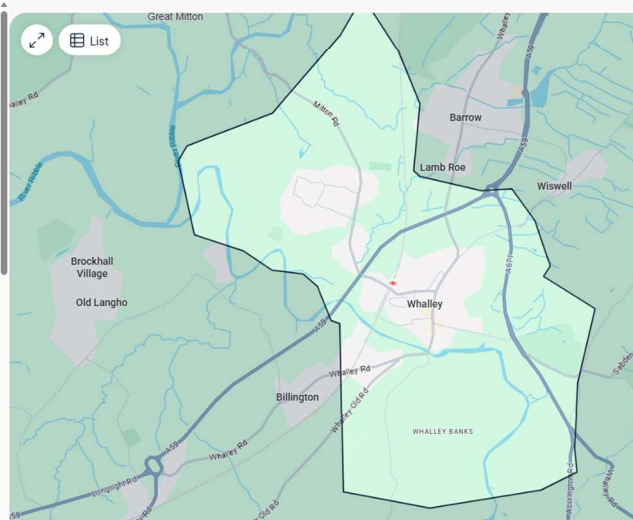
No results

Sort: Recommended

No results found

Try adjusting your search, or be alerted as soon as property like this comes on the market.

Create alert



UK / Lancashire / Whalley



OnTheMarket.com

The simple way to search for property to buy or rent.

UK property for sale

Commercial



Buy Rent House prices Find agents New homes Agent valuation



Enter a Location Radius Size Price Property type
Whalley, Lancashire This area only 250 to 1,000 Any price Leisure/hos...

Map view Create alert

Commercial property to rent near Whalley

25 close matches

We couldn't find any homes in your exact search area, but we've found others just outside and sorted them by nearest first.

Barrow, Clit... This area only sq. m. 250 to 1,000 PCM Min Price to Max Price Property Type (13) Filters

Commercial Properties To Let in Barrow, Clitheroe, Lancashire, 13 property types, 250 – 1,000 sq. m. Save Search Create Alert

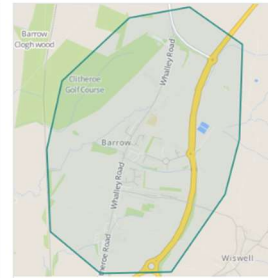


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See commercial properties for sale in Barrow

Enter a location Barrow, Lancashire Radius This area only Size 250 to 1,000 Price Any price Property type Leisure/hos..

Map view Create alert

Commercial property to rent near Barrow, Lancashire

25 close matches

We couldn't find any homes in your exact search area, but we've found others just outside and sorted them by nearest first.

Find an agent

To rent Barrow Radius 250 - 1,000 sq m Price Property type More filters

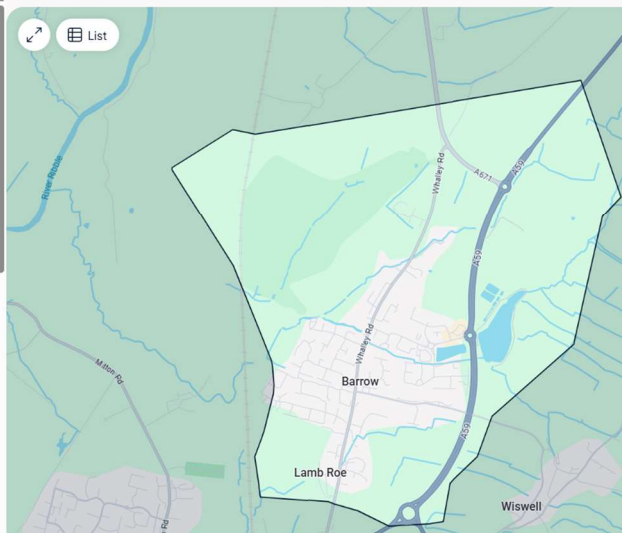
No results

Sort: Recommended

No results found

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Billington

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Billington, C... X This area only sq. m. 250 to 1,000 PCM Min Price to Max Price Property Type (13) Filters

Commercial Properties To Let in Billington, Clitheroe, Lancashire, 13 property types, 250 – 1,000 sq. m. > Save Search Create Alert




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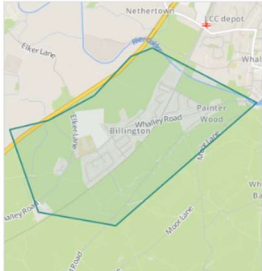
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Enter a Location Radius Size Price Property type

Billington, Lancashire X This area only 250 to 1,00... Any price Leisure/ho

[Map view](#) [Create alert](#)

Commercial property to rent near Billington, Lancashire

25 close matches

We couldn't find any homes in your exact search area, but we've found others just outside and sorted them by nearest first.

25 results near Billington, Lancashire [Sort: By distance](#)

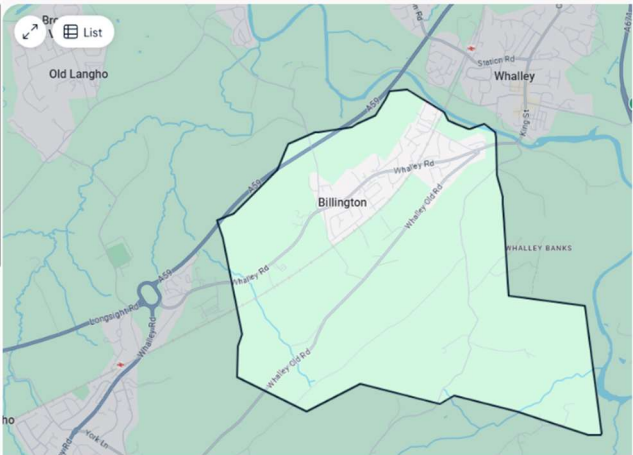
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To rent Billington Radius 250 - 1,000 sq m Price Property type More filters

No results [Sort: Recommended](#)

No results found

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Langho, Bla... X This area only sq. m. 250 to 1,000 PCM Min Price to Max Price Property Type (13) Filters

Commercial Properties To Let in Langho, Blackburn, Lancashire, 13 property types, 250–1,000 sq. m. Save Search Create Alert




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Enter a location Radius Size Price Property type

Langho, Lancashire X This area only 250 to 1,000 Any price Leisure/hos.

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Commercial property to rent near Langho

25 close matches

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No results Sort: Recommended

No results found

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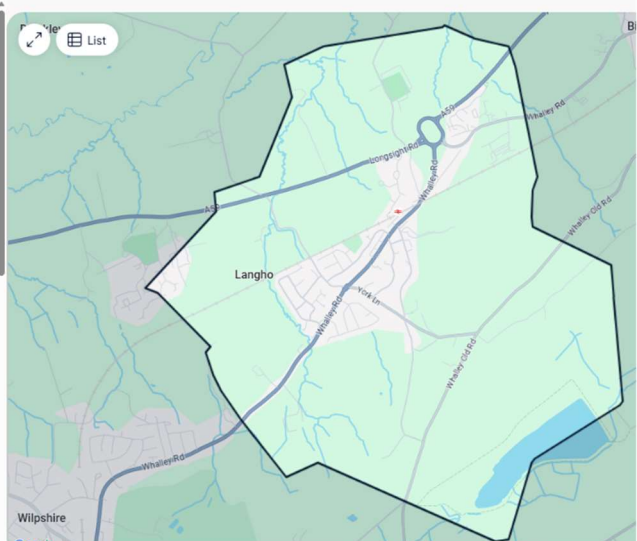
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Read, Burnl... X This area only sq. m. 250 to 1,000 PCM Min Price to Max Price Property Type (13) Filters

Commercial Properties To Let in Read, Burnley, Lancashire, 13 property types, 250–1,000 sq. m. > Save Search Create Alert



There are currently no properties that meet your search criteria


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[See commercial properties for sale in Read >](#)

Enter a Location Radius Size Price Property type

Read, Lancashire X This area only 250 to 1,000.. Any price Leisure/hos..

[Map view](#) [Create alert](#)

Commercial property to rent near Read

25 close matches

We couldn't find any homes in your exact search area, but we've found others just outside and sorted them by nearest first.

No results Sort: Recommended

No results found

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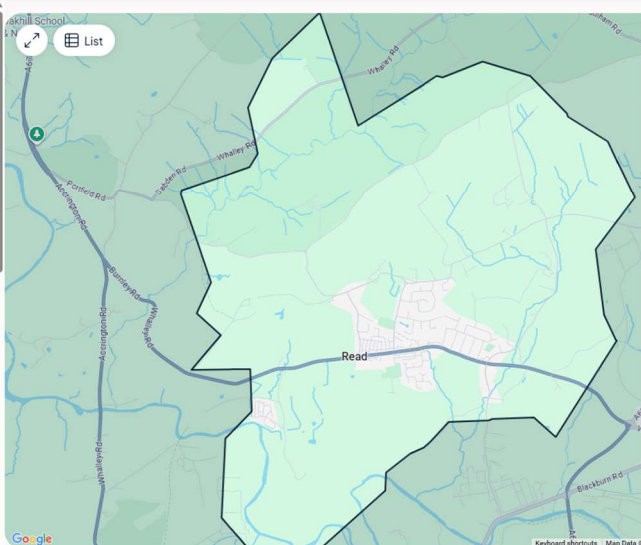
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Commercial Properties To Let in Simonstone, Burnley, Lancashire, 13 property types, 250–1,000 sq. m. Save Search Create Alert



There are currently no properties that meet your search criteria

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- Enter another search location.
- Restart your search here.



Edit this area

Enter a location Simonstone, Lancashire Radius This area only Size 250 to 1,00... Price Any price Property type Leisure/hos..

Map view Create alert

Commercial property to rent near Simonstone, Lancashire

25 close matches

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To rent Simonstone Radius 250 - 1,000 sq m Price Property type More filters

No results

Sort: Recommended

No results found

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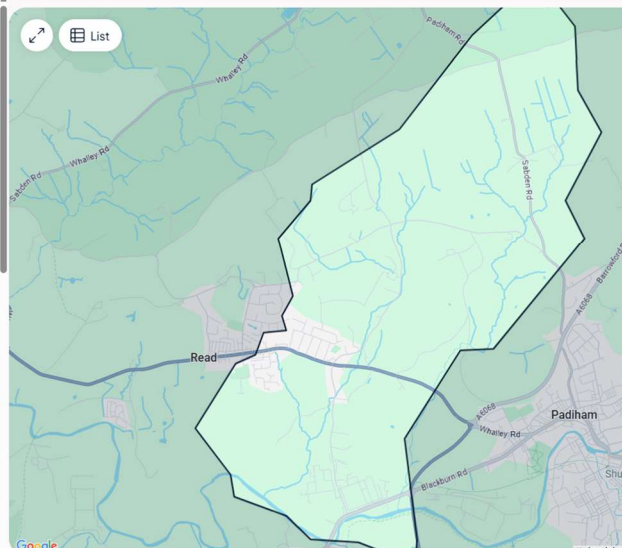
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Brockhall Vi... This area only sq. m. 250 to 1,000 PCM Min Price to Max Price Property Type (13) Filters

Commercial Properties To Let in Brockhall Village, 13 property types, 250 – 1,000 sq. m. Save Search Create Alert



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Edit this area

Enter a Location Radius Size Price Property type
Brockhall Lancashire This area only 250 to 1,00... Any price Leisure/hos...

Map view Create alert

Commercial property to rent near Brockhall Village, Old Langho, Blackburn BB6

25 close matches

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Find an agent

To rent Brockhall Village Radius 250 - 1,000 sqm Price Property type More filters

No results

Sort: Recommended

No results found

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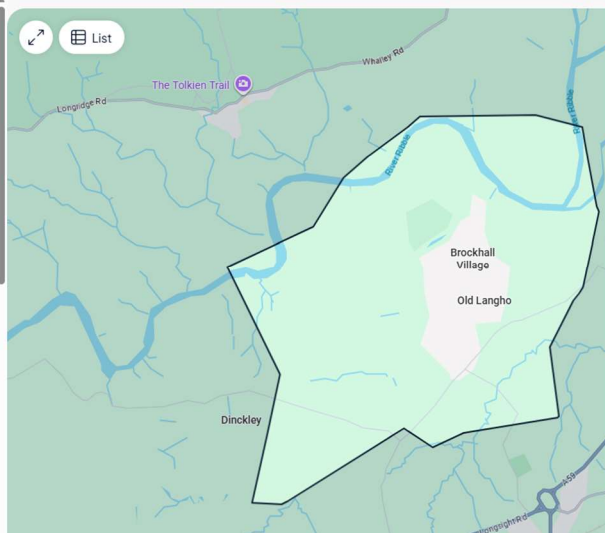
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Pendleton, ... X This area only sq. m. 250 to 1,000 PCM Min Price to Max Price Property Type (13) Filters

Commercial Properties To Let in Pendleton, Clitheroe, Lancashire, 13 property types, 250–1,000 sq. m. Save Search Create Alert

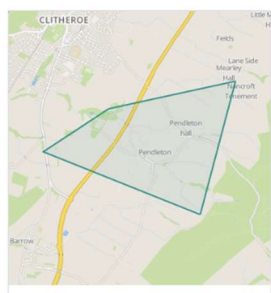


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Enter a Location Radius Size Price Property type

Pendleton, Lancashire X This area only 250 to 1,000 Any price Leisure/hos...

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Commercial property to rent near Pendleton

25 close matches

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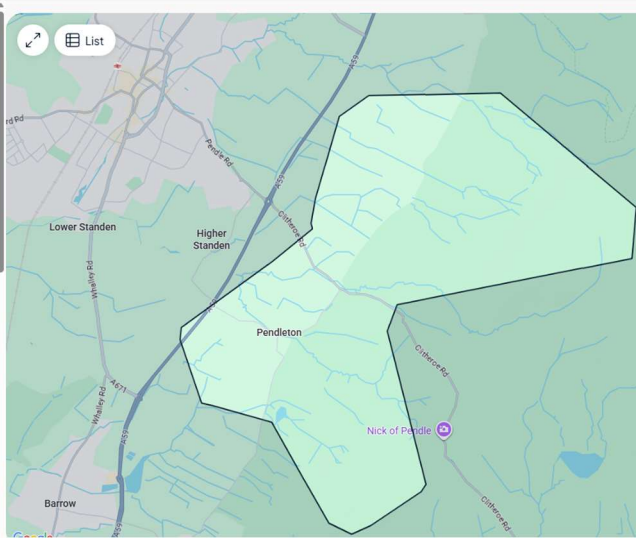
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Sabden, Clit... X This area only sq. m. 250 to 1,000 PCM Min Price to Max Price Property Type (13) Filters


Commercial Properties To Let in Sabden, Clitheroe, Lancashire, 13 property types, 250–1,000 sq. m. > Save Search Create Alert

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Enter a location Radius Size Price Property type

Sabden, Lancashire X This area only 250 to 1,000.. Any price Leisure/hos..

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Commercial property to rent near Sabden

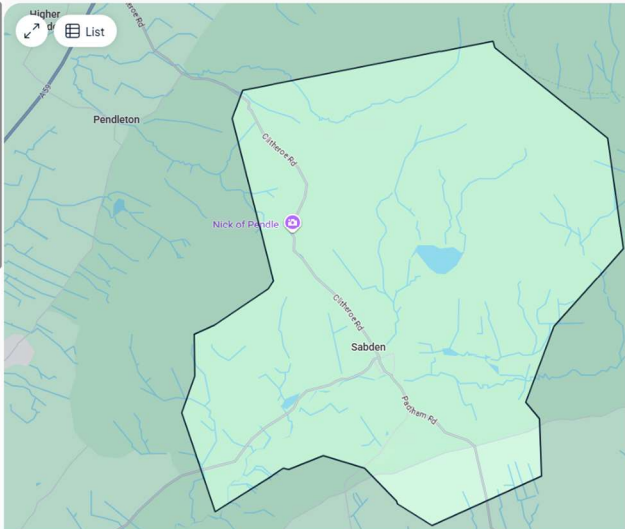
25 close matches

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Wiswell, Clit... X This area only sq. m. 250 to 1,000 PCM Min Price to Max Price Property Type (13) Filters

Commercial Properties To Let in Wiswell, Clitheroe, Lancashire, 13 property types, 250–1,000 sq. m. > Save Search Create Alert




There are currently no properties that meet your search criteria

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Enter a location Radius Size Price Property type

Wiswell, Lancashire X This area only 250 to 1,000 Any price Leisure/hos...

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Commercial property to rent near Wiswell

25 close matches

We couldn't find any homes in your exact search area, but we've found others just outside and sorted them by nearest first.

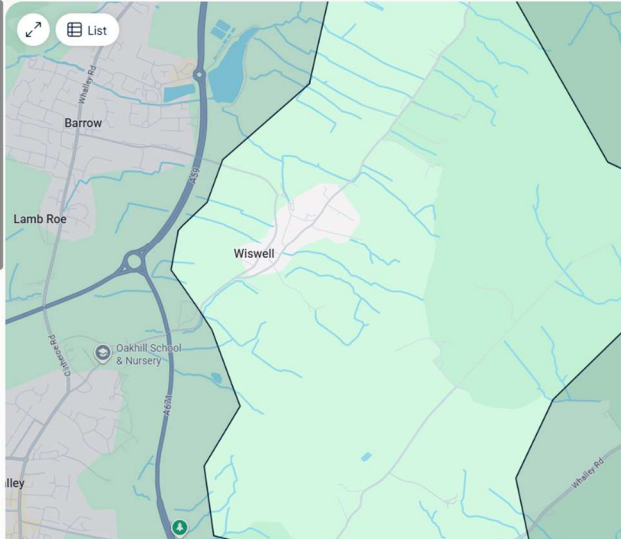
To rent Wiswell Radius 250 - 1,000 sq m Price Property type More filters

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Sort: Recommended



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5.3. Appendix C – Property Particulars for West Ends Works, Clitheroe

PROPERTY PARTICULARS

RETAIL

TREVOR DAWSON

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

**FOR SALE / MAY LEASE
(DUE TO RELOCATION)**



**WEST END WORKS
ESHTON TERRACE
CLITHEROE
BB7 1BQ**

- Prominent frontage to Eshton Terrace
- Retail use
- 4,973 Sq. Ft.
- Forecourt parking to the frontage

LOCATION

A substantial frontage to Eshton Terrace at its junction with Mitchell Street. The property lies within a densely populated residential district of Clitheroe. All town centre amenities are within walking distance. Adjacent to the property is The Castle long stay car park. There is forecourt parking to the frontage and on street car parking to Mitchell Street.

DESCRIPTION

Mainly single-storey and part two-storey brick built property of traditional construction with a concrete floor and light steel trusses supporting a corrugated asbestos roof incorporating glazed roof lights.

Loading is via an electrically operated roller shutter door to Mitchell Street with an eaves height of 12 ft throughout. Heating is via a gas fired blower and there is LED lighting throughout.

ACCOMMODATION

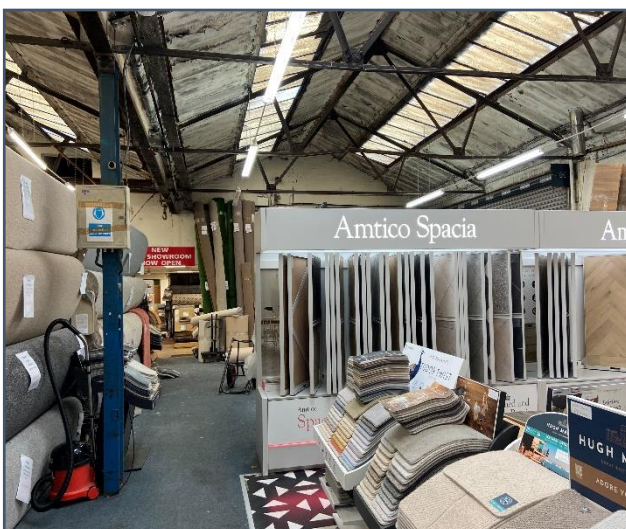
Ground floor	4,200 sq. ft.
First floor	773 sq. ft.
Total:	4,973 sq. ft.

SERVICES

All mains services we understand are connected. It is the prospective purchaser's / ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

The current use is for the retail sale of carpets. Applicants should satisfy themselves as to their proposed use by contacting Ribble Valley Planning Department on 01200 425111.



RATING

The property is currently listed as having a Rateable Value of £15,250 (April 2023).

LEASE

For a term of years to be agreed on a full repairing and insuring basis.

RENTAL

£50,000 PER ANNUM

TENURE

Freehold.

PRICE

£625,000

VAT

VAT is payable on the price / rental at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

The property's energy rating is D (78). A copy of the certificate is available upon request.

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.
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