



Commercial Property Consultants

Ribble Valley Borough Council
Council Offices
Church Walk
Clitheroe BB7 2RA

MA/GR
6 May 2026

Dear Sirs

Re: George Street Longridge

On behalf of the owners of the George Street property, HDAK were instructed in March 2025 to market the premises in the hope of identifying a suitable commercial tenant. A To Let board was erected on the building, letting particulars produced (copy attached) , and details incorporated onto our website. National websites operated by Loopnet and NovaLoca also promoted the property's availability. In addition, an extensive mailshot to potentially interested parties was undertaken and particulars mailed to all commercial estate agents serving the area in the hope they might have clients looking for suitable opportunities.

The response was limited and despite a number of enquiries being received and several parties viewing externally, no party came forward wanting to carry out a more detailed inspection. Our follow up calls suggested that the restricted vehicular access and the residential nature of the street was the primary reason for the lack of interest. The enquiries included a Joiner/Building contractor, Gymnasium operator and Ceramic Tile wholesaler. Each of those interested parties would require easier access and more extensive car parking than George Street provides.

Whilst we have had success letting commercial properties close by, these were accessed from Inglewhite Road and had the benefit of ease of access through large, shared yard areas. We are increasingly seeing the need for access for large HGV vehicles for deliveries etc and as a result, properties within what are effectively housing streets are proving difficult if not impossible to let. Market conditions and occupiers' requirements continue to change, and George Street no longer provides a suitable commercial opportunity.

B2 Pittman Court, Pittman Way, Fulwood, Preston, Lancashire, PR2 9ZG. Tel: 01772 652652
www.hdak.co.uk

Directors: Martin Ainsworth MRICS and Mark Hurst. HDAK is the trading name of Ainsworth Hurst Ltd.

Registered in England. Registered Number: 2240932. Registered Office: Chandler House, 7 Ferry Road Office Park, Riversway, Preston, Lancashire PR2 2YH. All correspondence is subject to contract.



In February 2026, we were instructed to take the property off the market due to lack of interest despite over 10 months of marketing. We were advised that the client was to seek planning consent for residential use which would seem appropriate given the residential nature of the street.

We trust this information is sufficient, however if you do require anything further, please do not hesitate to contact us.

Yours faithfully

MARTIN AINSWORTH MRICS

e-mail: martinainsworth@hdak-uk.com