

50,000 sq ft

Proposed Retail & Leisure Scheme

Units To Let

1,000 – 9,000 sq ft



Clitheroe

Nestled in the glorious Ribble Valley, Clitheroe really does cater for all. From shopping and entertainment, to family days out, Clitheroe has something to offer everyone.



Clitheroe is the largest retail centre in the Ribble Valley serving a working age local catchment population of approximately 33,000 people.

It is predicted the population of Ribble Valley will increase to nearly 61,000 by 2036 (according to the Office for National Statistics).

The Ribble Valley also offers a selection of over 25 stunning wedding venues, of which over half consistently fall short of the guest room accommodation they require.



3.74
Million

There were over 3.74 million tourism visits to the borough last year

Last year day visits to the Ribble Valley generated over **£113 million** for the local economy

3.1%

Unemployment is low with 3.1% unemployed in the borough, compared to 5.9% in the north-west and 5.4% in Great Britain

82%

82% of the population of the borough are economically active, compared to 75.1% in the north-west and 77.7% in Great Britain

A town that is *distinct, independent,
refined and well known for its food
and drink events*



Clitheroe is host to both
Real Ale and **Food Festivals**
bringing thousands of
people into the town



300,000

300,000 over night stays
were made by visitors
staying in the Ribble Valley
as part of a holiday or
short break, generating
over 1 million nights in
accommodation across
the county

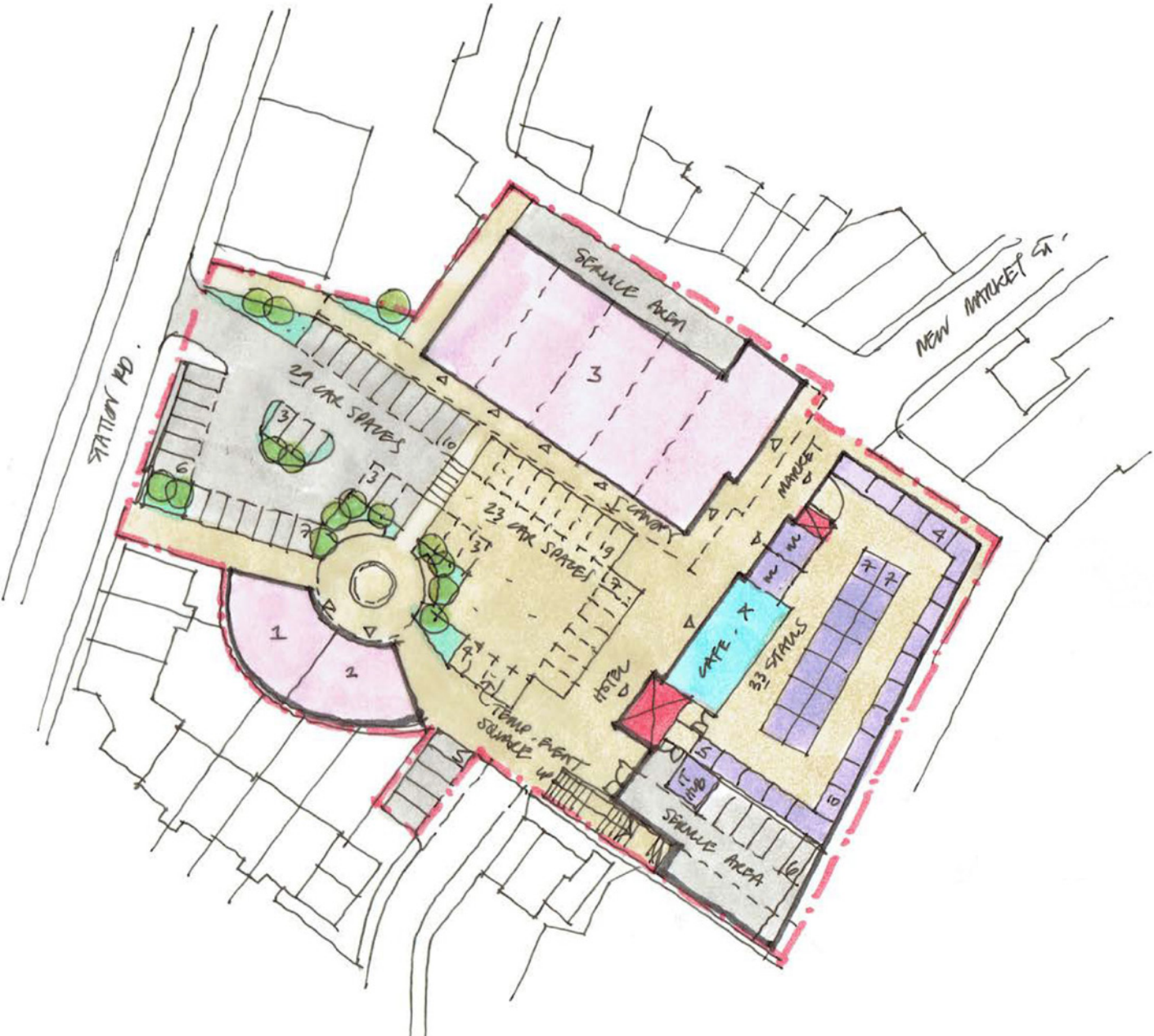
Scheme Layout

45,000 sq ft retail, leisure and hotel scheme with 52 parking spaces at the heart of Clitheroe town centre.

Ground Floor availability

Unit 1	1,500 sq ft
Unit 2	1,500 sq ft
Unit 3*	9,060 sq ft*
Unit 4	1,500 sq ft

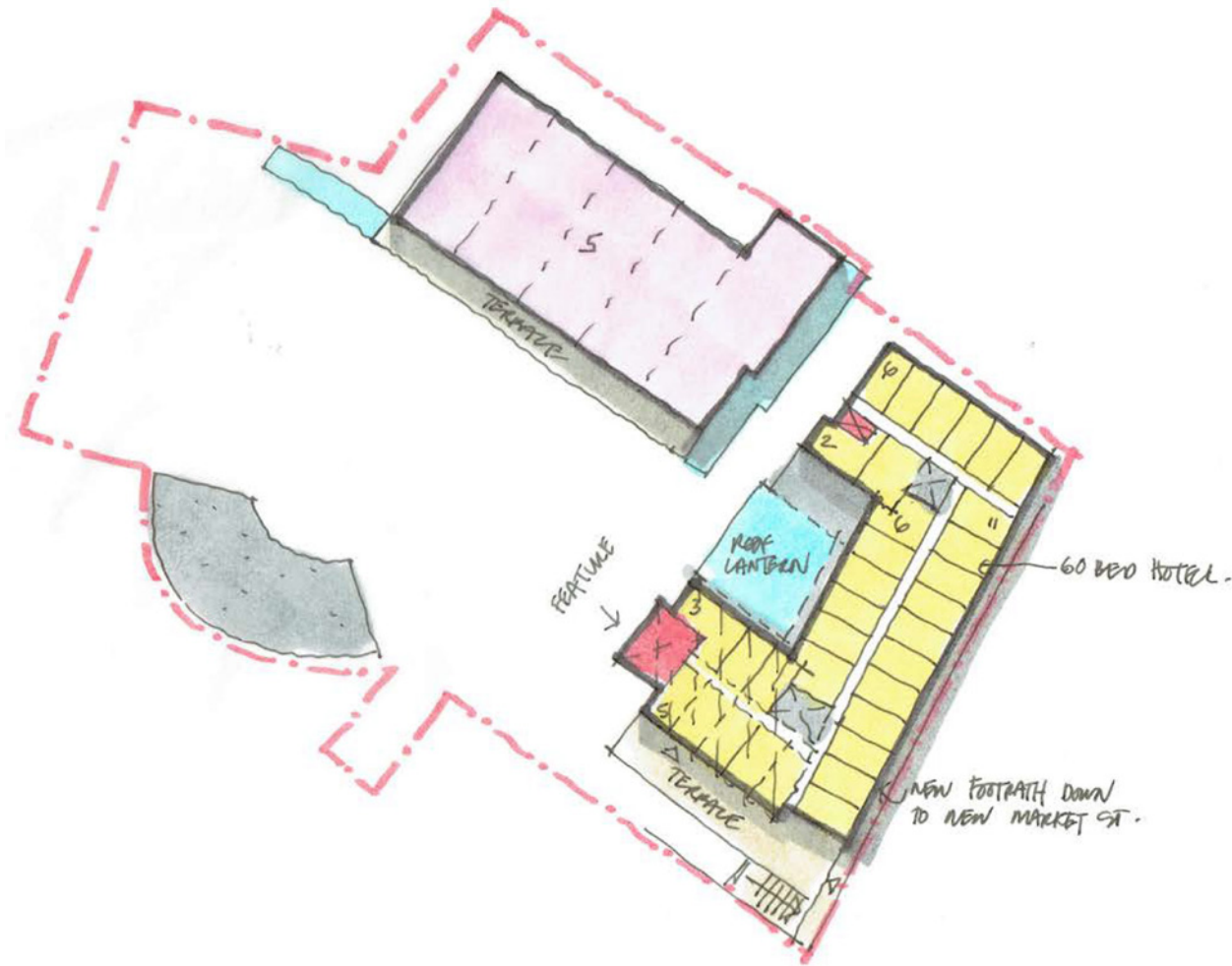
* Unit can be split



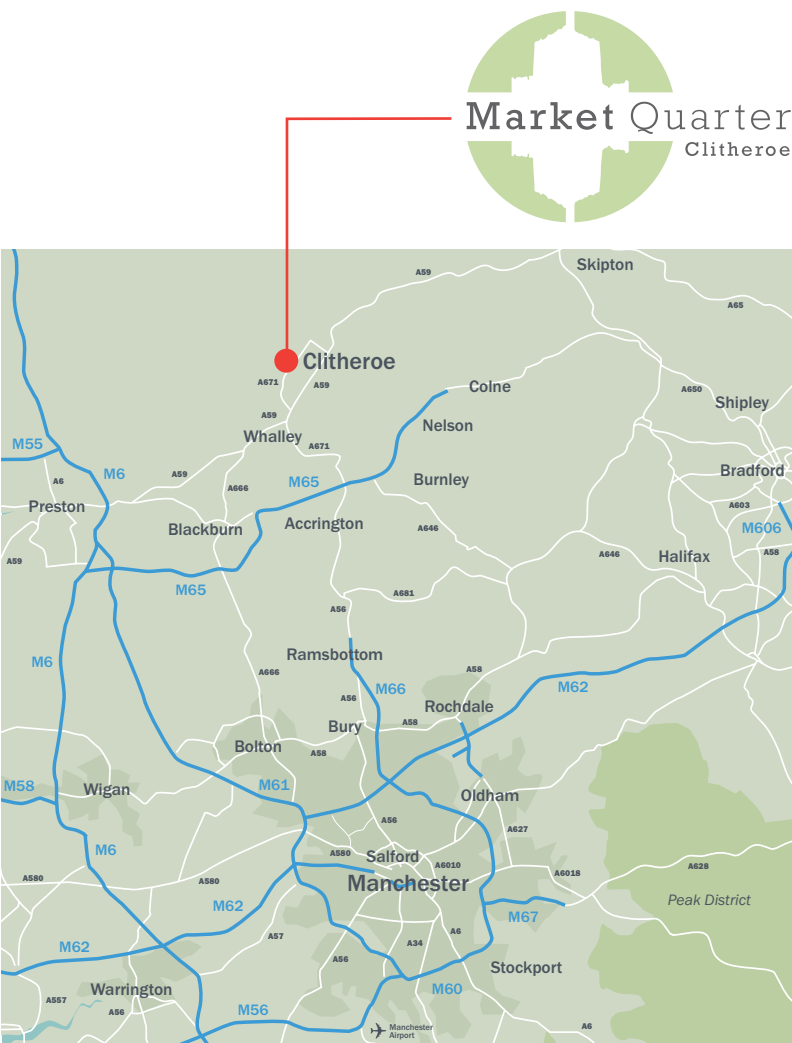
Scheme Layout

First Floor availability

Unit 5	9,060 sq ft
Hotel	60 Beds



Location



Availability

Approximately 1,000 – 9,000 sq ft units available with options for mezzanines.

Lease / Rent

The units are available to let by way of a new full repairing lease for a term to be agreed. Rental details are available upon request.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal and professional costs incurred in the transaction.

Market Quarter is a development by **Barnfield Construction** in partnership with **Ribble Valley Borough Council**



Ribble Valley
Borough Council
www.ribblevalley.gov.uk

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EPc

The property has no energy performance rating but will be assessed post construction.

Planning

The scheme is subject to planning, a full planning application to be submitted in Autumn 2016. Planning application to include A1 (Retail), A3 (Restaurant and Cafe), A4 (Bar) and C1 (Hotel).



For further information please contact the joint letting agents:

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