50,000 sq ft
Proposed Retail & Leisure Scheme
Units To Let
1,000 – 9,000 sq ft

Market Quarter
Clitheroe
BB7 2JT
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.

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

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.

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

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.

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

<table>
<thead>
<tr>
<th>Unit</th>
<th>Availability</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit 1</td>
<td>1,500 sq ft</td>
</tr>
<tr>
<td>Unit 2</td>
<td>1,500 sq ft</td>
</tr>
<tr>
<td>Unit 3*</td>
<td>9,060 sq ft*</td>
</tr>
<tr>
<td>Unit 4</td>
<td>1,500 sq ft</td>
</tr>
</tbody>
</table>

* Unit can be split
Market Quarter

Scheme Layout

First Floor availability

<table>
<thead>
<tr>
<th>Unit 5</th>
<th>9,060 sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hotel</td>
<td>60 Beds</td>
</tr>
</tbody>
</table>
Location

Market Quarter

Clitheroe

Sat Nav BB7 2JT
**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**.

---

**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).

---

WSB Property Consultants LLP (WSB) and Lambert Smith Hampton (LSH) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) WSB and LSH cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of WSB or LSH has any authority to make or give any representation or warranty or enter into any contract whatever in relation to this property; (iv) rents quoted in these particulars may be subject to VAT in addition; and (v) WSB and LSH will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. VALUE ADDED TAX: Value Added Tax may be payable on the purchase price and/or the other charges or payments. All figures quoted are exclusive of VAT. Intending purchasers and lessors must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by WSB and LSH to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. April 2016.

For further information please contact the joint letting agents:

WSB Property Consultants LLP
E: amobley@wsbproperty.co.uk

Lambert Smith Hampton
E: ghine@lsh.co.uk

---

Designed and produced by Studio eNaR - studioenar.co.uk