



## **TO LET 145A TOWNGATE LEYLAND PR25 2LH**

534 ft<sup>2</sup> / 50 m<sup>2</sup> Ground floor lock-up sales shop premises

- Excellent trading position in the heart of Leyland town centre
- Forming part of a shopping parade with the benefit of a large customer car park directly to the rear
- Suitable for a wide variety of retail trades or potential office/hot food takeaway use, subject to planning consent

**B2 Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
www.hdak-uk.com**

**01772 652652**

## **Location**

Well situated within the centre of Leyland with nearby users including The Chorley Building Society, Berry Builders Merchants, and the British Commercial Vehicle Museum.

Forming part of a parade of lock-up shops including a hairdressers, barbers shop, computer retailer and funeral undertaker.

## **Description**

A ground floor lock-up sales shop unit offering well-proportioned accommodation with additional storage facility to the rear.

Extensive customer car parking available directly to the rear.

## **Accommodation**

Sales shop internal width 16', depth 23'  
Rear store area max measurements 17'5 x 13'  
Kitchen and WC/wash basin facilities  
Access directly to the rear car park

## **Assessment**

The unit is entered on the rating list at a rateable value of £5,500.

Rates payable 2021/2022: 49.9p in the £

Small business rate relief may be available.

## **EPC**

The Energy Performance Asset rating is Band D80. A full copy of the EPC is available at [www.ndepcregister.com](http://www.ndepcregister.com)

## **Planning**

The premises are considered suitable for a wide variety of retail uses and possibly office/A5 hot food takeaway.

Prospective tenants are advised to make their own enquiries of South Ribble Borough Council's planning department on 01772 421491.

## **Lease**

The premises are available on a three-year lease, or multiples thereof, subject to upward only rent reviews at three yearly intervals. The tenant shall be responsible for internal repairs and decoration, maintenance of the shop front and a contribution towards the insurance of the building.

## **Service Charge**

Tenant will be responsible for 15% of the service charge and insurance payable to the landlords in respect of general external maintenance and maintenance of the car park etc.

## **Rental**

£125 per week (£6,500 pa) exclusive of rates, payable quarterly in advance by standing order.

## **Legal Costs**

Each party is to be responsible for their own legal costs involved in the transaction.

## **Viewing**

Strictly by appointment through the agents HDAK.  
Telephone: 01772 652652 or e-mail: [reception@hdak.co.uk](mailto:reception@hdak.co.uk)