



## **TO LET 147A TOWNGATE LEYLAND PR25 2LH**

1,790 ft<sup>2</sup> / 166 m<sup>2</sup> First floor superbly fitted studio/office 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 leisure or office uses

**B2 Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

**01772 652652**

## **Location**

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

Situated over a busy parade of lock-up shops including a hairdressers, barbers shop, computer retailer and funeral undertaker with doorways from both Towngate and the rear car park.

## **Description**

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A first floor studio/office property fitted to a very high standard throughout and ready for immediate occupation.

Extensive customer car parking available directly to the rear.

## **Accommodation**

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The net internal useable floor area extends to approximately 1,790 sq ft.

Large open plan studio/office area with direct access to Towngate.

Well fitted reception area with access from the rear car park.

Kitchen area together with male and female WCs and changing rooms.

Two store rooms.

## **Assessment**

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The unit is entered on the rating list at a rateable value of £8,800.

Rates payable 2020/2021: 49.9p in the £

Small business rate relief may be available.

## **EPC**

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The Energy Performance Asset rating is Band E113. A full copy of the EPC is available at [www.ndepcregister.com](http://www.ndepcregister.com)

## **Planning**

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The premises are considered suitable for a wide variety of leisure or office uses.

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

## **Lease**

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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**

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Tenant will be responsible for 22% of the service charge and insurance payable to the landlords in respect of general external maintenance and maintenance of the car park etc.

## **Rental**

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£250 per week (ie £13,000 pa) exclusive of rates, payable quarterly in advance by standing order.

## **Legal Costs**

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

## **Viewing**

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