



**TO LET 175 - 177 STATION ROAD BAMBER BRIDGE PRESTON  
PR5 6LA**

4,050 ft<sup>2</sup> / 375 m<sup>2</sup> Former restaurant/licensed bar premises

- Occupying a prime position in the centre of Bamber Bridge
- Adjacent occupiers include Morrisons supermarket, Food Warehouse (Iceland), Betfred, TSB
- Previously trading as a licensed restaurant with commercial kitchen, male, female and disabled WCs, office, and storage facilities

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[www.hdak-uk.com](http://www.hdak-uk.com)

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## **Location**

Occupying a prime position in the heart of Bamber Bridge adjacent to a Morrisons supermarket with a large public car park to the rear.

## **Description**

A former RBS Bank converted to provide a restaurant with all necessary kitchen, WC, and storage facilities.

## **Accommodation**

The accommodation is arranged on the ground floor only and has a gross internal floor area of approximately 4,050 ft<sup>2</sup>.

Photographs on our website illustrate the general layout of the premises providing a large restaurant area, separate commercial kitchen (fittings removed but extraction and flue etc in position), WCs, office and storage facilities and meter room.

The restaurant area is attractively fitted with suspended ceiling throughout and wood effect flooring.

## **Assessment**

The property is entered on the Rating List as follows:

Rateable Value:	£31,500
Rates payable for 2022/23:	49.9 p in the £

## **EPC**

A copy of the EPC will be made available from the agent's office.

## **Services**

All main services are connected. Fire alarm installed.

## **Planning**

Previously operated as a licensed restaurant/bar, the property is considered suitable for a wide range of retail, office or food and drink uses.

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

## **Lease**

The premises are offered on a standard full repairing and insuring lease for a term of 10 years subject to an upward only rent review at the end of the fifth year.

## **Service Charge**

A service charge will be levied to cover the cost of maintaining the common areas of the development including the rear car parking and servicing areas. Full details on request.

## **Rental**

£40,000 per annum plus VAT payable quarterly in advance by standing order.

## **Legal Costs**

Each party are to be responsible for their own legal costs involved in the preparation of the lease.

## **Viewing**

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