

**TO LET 2-4 BERRY LANE LONGRIDGE PRESTON PR3 3TZ**

1,750 ft<sup>2</sup> Former bank premises with rear car park

- A substantial detached property with dressed stone and rendered elevations under a pitch slated roof
- Prominently located on Berry Lane adjacent to Longridge Library
- Previous A2 planning consent with permitted change to A1 (retail) and A3 (restaurant and café)

## **Location**

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Prominently situated on the corner of Berry Lane and Church Gardens, adjacent to Longridge Library and within a popular commercial locality with numerous shops, offices, restaurants etc close by.

## **Description**

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A substantial detached former bank property providing a ground floor banking hall and ancillary offices together with office and WC facilities at first floor level.

Accessed from Church Gardens is a self-contained two bedroomed flat at first floor level.

The flat could readily be incorporated within the commercial area of the property providing extensive and flexible accommodation.

## **Accommodation**

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The total net internal floor area extends to approximately 1,750 sq ft.

Ground floor internal width: 29'3  
Built depth: 38'7

The ground floor incorporates the former banking hall, two offices, strong room and boiler room.

First floor: Office/staff canteen 10'9 x 12'8

Male and female WC facilities

The self-contained first floor flat comprises of a lounge 15'9 x 10'9, kitchen 6'11 x 9'3, two bedrooms 9'7 x 12'11 and 9'2 x 12'9, bathroom/wc.

## **EPC**

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

## **Assessment**

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The banking hall is entered on the rating list at a rateable value of £10,500 and the flat will be subject to council tax.

Rates payable 2018/2019: 48.0p in the £

## **Services**

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All main services are connected. The property has the benefit of gas fired central heating with separate boilers for the former banking hall and the flat.

## **Planning**

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Formerly a Lloyds Bank enjoying A2 planning consent and as such considered suitable for A1 (retail) and A3 (restaurant and café).

Prospective tenants are advised to make their own enquiries of Ribble Valley Borough Council's planning department on 01200 425111

## **Lease**

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The length of lease is open to negotiation and will be upon standard full repairing and insuring terms.

## **Rental**

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£16,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

## **Legal Costs**

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Each party is to be responsible for its 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)