



TO LET 221-223 THE GREEN ECCLESTON PR7 5SX

1,550 sq ft² / 144 m² ground floor lock-up retail premises.

- Occupying an excellent retail position in the centre of the village opposite The Carrington Centre.
- Nearby occupiers include the Post Office and Sainsbury's Local
- Redecorated throughout and ready for shop fit and immediate trading

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

01772 652652

Location

Occupying a prominent position in the centre of Ecclestone, a highly desirable and much sought after village.

The property is opposite The Carrington Centre, a retail development including a Sainsbury's Local convenience store.

Description

A ground floor lock-up retail unit previously trading as a convenience store with the benefit of forecourt parking and rear servicing.

Accommodation

The net internal area extends to approximately 1,550 ft²/144 m².

The sales shop has a maximum internal width of 32'9 and depth of 39'2.

The sales area has a screeded concrete floor, plastered and painted walls, suspended ceiling with fluorescent lighting, security shutters to the front elevation, fire alarm and emergency lighting.

Rear store room: 15'10 x 14'8 incorporating
WC facilities
Kitchen: 8'2 x 8'9
Staffroom/office: 6'10 x 8'2

Internal photographs are available on our website www.hdak.co.uk.

Assessment

The property is entered on the rating list at a rateable value of £16,250.

Rates payable 2019/2020: 49.1p in the £

Planning

Previously used for A1 retail purposes, the premises are also considered suitable for A3 (food and drink) and A4 (drinking establishment) uses.

Prospective tenants are advised to make their own enquiries of Chorley Borough Council's planning department on 01257 515151.

Lease

The premises are available on a standard full repairing and insuring lease for a five year term or multiples thereof.

Rental

£20,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Costs

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

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

EPC

An EPC is to be made available from the agent's office.

Viewing

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