



TO LET 228 STATION ROAD BAMBER BRIDGE PRESTON PR5 6TQ

1,134 ft² / 105 m² prominent corner sales shop with the benefit of planning consent for **HOT FOOD TAKEAWAY**

- In the heart of Bamber Bridge, opposite Boots the Chemist and Enterprise Car Rental
- Sizeable forecourt suitable for outdoor seating
- Upper floor flat accommodation

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

01772 652652

Location

Prominently situated on the corner of Station Road and Moon Street opposite Boots the Chemist and Enterprise Car Rental and close to the railway station in the heart of Bamber Bridge.

Description

A two-storey corner property providing retail/office accommodation to the ground floor with upper floors previously occupied as flat accommodation but capable of providing additional showroom or office facilities.

Accommodation

Corner sales shop 18' x 25'4".

Rear store room. Walk-in strong room 11' x 7'5". WC facilities.

To the first floor there is a lounge 12' x 17', bedroom 11'9" x 6'8" and kitchen 11'9" x 6'8" together with bathroom/WC.

A full staircase provides access to the roof space providing another bedroom 14'6" x 17'.

Assessment

The property is currently entered on the rating list at a rateable value of £8,500.

Small business rate relief may be available.

Rates payable 2023/2024: 49.9p in the £

Services

Gas fired central heating is installed to the property.

Planning

The premises have the benefit of planning consent for hot food takeaway subject to a suitable extraction system being installed.

Considered suitable for all types of retail and office use, the premises also have the benefit of planning consent for hot food takeaway subject to a suitable extraction system being installed.

Lease

The premises are available on a 3-year lease, or multiples thereof, upon full repairing and insuring terms.

EPC

The Energy Performance Asset rating is Band D85. A full copy of the EPC is available at www.ndepcregister.com

Rental

£13,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Legal Costs

Each party are 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



SOUTH RIBBLE BOROUGH COUNCIL

Town and Country Planning Act 1990
Town and Country Planning (Development
Management Procedure) (England) Order 2015

PLANNING PERMISSION

APPLICANT: Marlion Preston Ltd

AGENT: Mr Jamil Ahmed

Nook Farm
Carrhouse Lane
Bretherton
Leyland
Lancashire
PR26 9AR
UK

6
Oxford Street
Preston
PR1 3QX
United Kingdom

REFERENCE NUMBER: 07/2024/00405/FUL **DATE OF APPLICATION:** 30 May 2024

PARTICULARS AND LOCATION OF DEVELOPMENT:

Change of use of vacant hairdressing studio (Class E) to hot food takeaway (Sui Generis) and installation of a mechanical extract flue.

at:

228 Station Road, Bamber Bridge, Preston, Lancashire, PR5 6TQ

The South Ribble Borough Council hereby give notice in pursuance of the above mentioned regulations that **permission has been granted** for the carrying out of the development referred to in Part I hereof in accordance with the application and plans submitted or other such amended plans that may be agreed in writing by the Local Planning Authority subject to the following conditions:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans;

158/3.1 - Location Plan

158 / 3.2 - Existing and Proposed Site Plan

158 / 3.3 - Proposed and Existing Drawings

Design and Access Statement

REASON: For the avoidance of doubt and to ensure a satisfactory standard of development

3. Prior to the commencement of the development an assessment of the potential impact for odour from the development shall be submitted to and approved in writing by the local planning authority which identifies any required mitigation measures. The assessment shall be undertaken in line with 'Control of Odour & Noise from Commercial Kitchen Exhaust Systems 2018' and shall include a maintenance plan. Details to be included as a minimum:

- o Operational hours
- o Discharge heights
- o Sound levels produced by the system
- o Anticipated sound levels at the nearest noise sensitive property
- o Full details of grease and odour and control systems

- o Maintenance plan for the system.

Once agreed the identified mitigation measures shall be fully implemented prior to first use of the development hereby approved, and shall thereafter be retained, and maintained in efficient working order in line with the approved scheme for the duration of the approved use. Any changes to the approved scheme must first be agreed in writing with the local planning authority.

Reason: In the interests of the amenity and to safeguard the living conditions of the nearby residents in accordance with Policy G17 of the South Ribble Local Plan and the National Planning Policy Framework.

4. The use hereby approved shall not be open to the public outside the hours of:

Monday-Friday: 11:00 - 23:00

Saturday: 11:00 - 23:59

Sunday/Bank Holidays: 11:00 - 23:00

REASON: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Core Strategy

5. Waste collections shall not occur outside the hours of 08:00 to 19:00 Monday to Friday and 10:00-19:00 Saturdays. There shall be no collections on Sundays and nationally recognised Bank Holidays.

Reason: In the interests of the amenity of the nearby residents in accordance with Policy G17 of the South Ribble Local Plan.

Advice Note:

1. Information on the suggested contents of the scheme is available from South Ribble Borough Council's Environmental Health Department. Details to be included as a minimum shall consist of:

- o Operational hours

- o Discharge heights

- o Sound levels produced by the system

- o Anticipated sound levels at the nearest noise sensitive property

- o Full details of all grease and odour control systems

- o Maintenance plan for the system

Reason: In the interests of the amenity of the nearby residents in accordance with Policy 17 of the Central Lancashire Core Strategy and NPPF.

Informative: The decision to grant planning permission has been taken having regard to the policies and proposals in the South Ribble Local Plan and the Central Lancashire Core Strategy as set out below, and to all relevant material considerations including Supplementary Planning Guidance:

NPPF - National Planning Policy Framework

POLB1 - Existing Built-Up Areas

POLE4 - District Centres

POLG17 - Design Criteria for New Development

9 - Economic Growth and Employment (Core Strategy Policy)

10 - Employment Premises and Sites (Core Strategy Policy)

This informative is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please contact the Development Control Section who will be able to assist and can provide a copy of the application report if required.

Email: planning@southribble.gov.uk



Elizabeth Hindle