



Historic photograph

TO LET 27 LIVERPOOL ROAD PENWORTHAM PRESTON PR1 9XD

626 ft² / 58 m² Prominent two-storey retail/office premises

- Highly visible location on the A59, one of the main routes into Preston City Centre
- Within a busy shopping area serving the affluent suburb of Penwortham
- On site customer car parking directly to the front

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

01772 652652

Location

The premises are prominently situated on the corner of Liverpool Road and Cop Lane within a busy shopping area and benefitting from a very high vehicular flow fronting the A59, one of the main routes into the city centre.

Description

Two-storey retail/office premises with the benefit of customer car parking to the forecourt.

Adjacent to the Fleece, a popular and successful public house.

Accommodation

The net useable floor area extends to approximately 626 ft².

Ground floor open plan sales/office area with maximum dimensions 13'10 x 29'7

Small kitchen area to the rear as part of the ground floor open plan.

On the first floor there is an open plan additional retail/office area together with boiler room and WC/wash basin facilities.

Well decorated and carpeted throughout with suspended ceiling and inset lighting to the ground floor.

Assessment

The unit is entered on the rating list at a rateable value of £5,900.

Rates payable 2019/2020: 49.1p in the £

The property will qualify for small business rate relief. Full details available from South Ribble Borough Council on 01772 625625.

Services

Full gas fired central heating is installed together with emergency lighting.

Planning

Previously used as an estate agent's office enjoying A2 consent, the premises are considered suitable for a wide variety of class A1 retail uses.

The premises may also be considered suitable for A3 (café) and A5 (hot food takeaway) use subject to planning.

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

Lease

The premises are available on a three year lease or multiples thereof subject to upward only rent reviews at three yearly intervals.

The lease shall be upon full repairing and insuring terms.

Rental

£15,000 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

The Energy Performance Asset rating is Band E114. A full copy of the EPC is available at www.ndepcregister.com

Viewing

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