



## **TO LET 2A PRIORY LANE PENWORTHAM PRESTON PR1 0AR**

481 ft<sup>2</sup> / 45 m<sup>2</sup> Purpose built retail/office premises in the heart of Penwortham

- Prominent position on Priory Lane visible from Liverpool Road
- In excellent condition throughout ready for immediate occupation
- Suitable for retail or office use

**B2 Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak.co.uk](http://www.hdak.co.uk)**

**01772 652652**

### **Location**

The premises are situated on Priory Lane close to its junction with Liverpool Road in the heart of Penwortham centre.

On-street parking is available in the immediate area.

### **Description**

Purpose built single-storey unit considered suitable for retail or office use.

### **Accommodation**

The net internal area extends to approximately 481 sq ft.

The property provides an open plan retail/office area together with stock room, kitchen and WC/wash basin facilities.

uPVC shop front, fluorescent lighting, plastered and painted walls, laminate flooring and velux roof lights.

### **Assessment**

The property is entered onto the rating list at a rateable value of £9,100.

Rates Payable 2023/2024: 49.9p in the £

Small business rate relief will be available.

### **EPC**

The Energy Performance Asset rating is Band B44. A full copy of the EPC is available at [www.epcregister.com](http://www.epcregister.com).

### **Planning**

Previously occupied by St Catherine's Hospice as a charity shop, the premises are considered suitable for a wide variety of retail and office uses.

Prospective tenants are advised to make their own enquiries of South Ribble Borough Council's Planning Department on 01772 625586.

### **Lease**

The premises are available on a new 3 year lease upon full repairing and insuring terms.

### **Rental**

£11,000 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](mailto:reception@hdak.co.uk)