



TO LET (by way of Assignment)

3 MARKET SQUARE KIRKHAM PR4 2SD

871 ft² / 81 m² Ground floor retail premises with first floor ancillary accommodation

- Prominently located in Kirkham Town Centre, with customer parking to front of shop
- Well appointed and ready for immediate occupation
- Adjacent retailers include Leftmove, Co-op, Thomas Cook and a popular local Thursday market

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

01772 652652

Location

Prominently situated on Market Square, Kirkham, close to B5192 Preston Road, approx. one mile from the main A583 Blackpool Road.

The property forms part of a popular, paved and tree-lined local Market Square, where a popular weekly local market is held. Nearby occupiers include Leftmove Estate Agency, Co-op Convenience Store, Barnardo's and Thomas Cook Travel Agents.

Customer parking is available at the front of the shopping parade.

Description

A ground floor retail unit with small kitchenette to the rear, and first floor ancillary accommodation with WC facilities.

The retail space is well proportioned and well fitted, with suspended ceiling and recess fluorescent strip lighting, and laminate flooring.

The ancillary areas have strip lighting and carpeted floors.

Accommodation

Ground Floor:	572 sq ft
First Floor:	299 sq ft

Assessment

The property is entered onto the rating list at a rateable value of £7,700.

Rates Payable 2019/2020: 49.1p in the £

Prospective occupiers may be eligible for small business rate relief.

Planning

Currently used as retail shop, the premises are considered suitable for a wide variety of retail/office uses

Prospective tenants are advised to make their own enquiries of Fylde Borough Council Planning Dept on 01253 658658.

Lease

The premises are held on an existing six-year lease from 22 October 2018.

The lease incorporates a tenant's break clause in October 2021.

Rental

£8,500 per annum, plus VAT, exclusive of rates, payable quarterly in advance by standing order.

EPC

The Energy Performance Asset rating is Band E115. A full copy of the EPC is available at www.epcregister.com.

Legal Costs

Each party is 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, or Joe Assalone at Joint Agents Robert Pinkus and Co on 01772 769000