



TO LET 42A LIVERPOOL ROAD PENWORTHAM PRESTON PR1 0DQ

420 ft² / 39 m² Prominent retail / office premises with private forecourt for display or car parking

- Prominent location in the heart of the busy shopping area of Penwortham
- Attractive premises suitable for retail or office use
- Adjacent to the popular Lime Bar

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

01772 652652

Location

The premises are prominently located on Liverpool Road, within the popular and busy shopping area of Penwortham.

Recent highway changes and improved car parking facilities have ensured that Penwortham remains a keenly sought after shopping and leisure destination with many new bars and eateries being established.

Description

An attractive and well-fitted ground floor lock-up commercial property with the benefit of a private forecourt suitable for car parking and / or display / seating.

Accommodation

The net internal area extends to approximately 420 ft² / 39 m².

Providing sales areas together with kitchen and WC facilities.

Assessment

The property is entered onto the rating list at a rateable value of £2,375.

Rates Payable 2022/2023: 49.9p in the £

Small business rate relief available.

Services

All main services are connected and the premises have the benefit of gas fired central heating.

Lease

The premises are available on a 3-year lease, or multiples thereof, subject to 3-yearly rent reviews. The lease shall be upon full repairing and insuring terms.

Planning

Previously used for both retail and office purposes, the premises are considered suitable for a wide variety of uses within Class E of the Town & Country Planning Use Classes.

Adjacent to the successful Lime Wine Bar / Restaurant, the premises would make an ideal coffee shop / café / food outlet, with the benefit of a private forecourt for external seating.

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

Rental

£12,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

EPC

The Energy Performance Asset rating is Band B47. 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