



TO LET 44 LIVERPOOL ROAD PENWORTHAM PRESTON PR1 0DQ

1,935 ft² / 180 m² Two storey retail premises with the benefit of forecourt car parking/external display area

- Forming part of a very busy shopping area serving the affluent suburb of Penwortham
- Numerous bars and restaurants have opened in recent years making the area a go to destination
- Forecourt car parking/display/external seating areas. Large public customer car park close by

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

01772 652652

Location

The premises are prominently situated on Liverpool Road within a very busy shopping area which has seen many new bars and restaurants open in recent years.

Whilst completion of the Penwortham bypass has eased the traffic flow, Liverpool Road still benefits from a very high vehicular throughput.

Description

Two storey premises providing showroom/retail space to both ground and first floors with the benefit of forecourt car parking/external display areas.

The adjacent café/coffee shop has a pedestrian right of way over part of the forecourt.

Accommodation

The ground floor has maximum dimensions of 36' 7" internal width and 39' 10" internal depth.

The usable space on the ground floor extends to approximately 1,350 sq ft.

To the first floor there is an open plan showroom 20' 11" x 24' 11" max, store room currently used as changing room 7' 5" x 8' 9", kitchen 8' 5" x 6' 11" and male and female WCs.

Partitioned walls at both ground and first floors could readily be removed to provide full open plan retail space.

Assessment

The property is entered onto the rating list at a rateable value of £20,250.

Rates Payable 2023/2024: 49.9p in the £

EPC

The Energy Performance Asset rating is Band C70. A full copy of the EPC is available at www.epcregister.com.

Planning

Currently used as a yoga studio, the premises are considered suitable for a wide variety of uses within Class E including retail and restaurant/café.

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 3 year lease, or multiples thereof, subject to upward only rent reviews at 3 yearly intervals. The lease shall be upon standard full repairing and insuring terms.

Services

Gas fired central heating is installed. Intruder alarm system installed.

Rental

£35,000 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