



TO LET 47 HOUGH LANE LEYLAND PRESTON PR25 2SR

2,240 ft² / 208 m² Former HSBC Bank Premises

- Occupying a prime position on Hough Lane in the centre of Leyland
- Purpose built former bank premises suitable for retail or office use
- Nearby occupiers include Boots, Iceland, Specsavers, Halifax and Santander

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

01772 652652

Location

Occupying a prominent position on the corner of Hough Lane and Quin Street within the heart of Leyland Town Centre.

Description

A purpose-built former banking hall providing extensive retail/office accommodation to the ground floor together with staff, storage and WC facilities to the first floor.

Small car park to the rear. Ample customer car parking available along Quin Street.

Accommodation

The property provides approximately 1,398 sq ft gross to the ground floor with a further 842 sq ft at first floor level.

Assessment

The rateable value of the property is £20,000.

Rates Payable 2023/24: 49.9p in the £

EPC

The Energy Performance Asset rating is Band D95. A full copy of the EPC is available at www.epcregister.com.

Services

All mains services are connected. The property benefits from gas central heating, air conditioning and fire alarm system.

Planning

Previously occupied by HSBC as a banking hall, the premises are considered suitable for a wide range of retail or office uses.

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

Lease

The premises are available on a new full repairing and insuring lease for a term of years to be agreed.

Rental

£30,000 per annum, exclusive of rates, payable quarterly in advance.

Consideration may be given to the letting of the ground floor only. Full details on application.

Legal Costs

Each party are to be responsible for their own costs involved in the transaction.

Viewing

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