



TO LET 5 HOUGH LANE LEYLAND PR25 2SB

940 ft² / 87 m² Prime town centre shop premises with retail space at ground and first floor levels.

- Excellent trading position on Hough Lane in the heart of Leyland town centre close to Asda
- Sales areas at both ground and first floors together with storage, kitchen and WC facilities
- Forecourt display area together with rear car parking for two vehicles

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

01772 652652

Location

The premises occupy an excellent trading position on Hough Lane, Leyland's prime shopping street, close to its junction with Towngate and near to the Asda supermarket.

Many national retailers are situated close by and ample customer car parking is available.

Description

Well-proportioned sales shop with aluminium shop front and uPVC door.

Sales areas on both ground and first floors together with storage, kitchen and WC facilities.

Accommodation

The nett useable floor area extends to approximately 940 ft²/87 m².

Ground floor:

Sales shop maximum dimensions 15'5 x 36'8 with suspended ceiling, inset and spot lighting, carpeting and open stairs to first floor.

First floor:

Additional sales area 15'5 x 15' with large glazed display window to Hough Lane.

Store room one: 9'6 x 12'
Store room two: 9'1 x 6'

Kitchen and WC facilities

Outside:

Forecourt pavement area suitable for display purposes. Car parking for two vehicles to the rear.

Assessment

The unit is entered on the rating list at a rateable value of £10,250.

Rates payable 2018/2019: 48.0p in the £

100% small business rate relief may be available. Full details available from South Ribble Borough Council.

Planning

Currently trading as a charity shop, the premises are considered suitable for a wide variety of A1 (retail), A2 (office) or possibly A5 (hot food takeaway) uses.

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

EPC

The Energy Performance Asset rating is Band D85. A full copy of the EPC is available at www.ndepcregister.com

Lease

The premises are available on a three year lease, or multiples thereof, upon standard full repairing and insuring terms.

Rental

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

Legal Costs

Each party is to be responsible for its 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