



## PRICE REDUCED

### **TO LET 55 LIVERPOOL ROAD PENWORTHAM PRESTON PR1 9XD**

710 ft<sup>2</sup> / 66 m<sup>2</sup> Ground floor retail/office premises fitted to a very high standard throughout

- 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 area together with rear car park

**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 together with a large Tesco supermarket.

Customer car parking is readily available both on Liverpool Road itself, a nearby public car park together with private car parking to the rear of the property.

## **Accommodation**

The property has a gross internal floor area of approximately 710 ft<sup>2</sup>.

Internal width is 16 ft 4 in with a maximum depth of 44 ft 7 in.

Arranged as a front retail/showroom area, two private offices, kitchen and WC facilities.

Fitted to a high standard throughout with good quality suspended ceiling, lighting and carpeting.

## **Assessment**

The property is entered onto the rating list at a rateable value of £8,900.

Rates Payable 2024/25: 49.9p in the £

Small business rate relief may be available.

## **EPC**

The Energy Performance Asset rating is Band E123. A full copy of the EPC is available at [www.epcregister.com](http://www.epcregister.com).

## **Services**

Electric panel heaters installed.

## **Planning**

Previously used as an estate agents, the premises are considered suitable for a wide variety of both retail and office uses within Class E.

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 5 year lease, or multiples thereof, subject to upward only rent reviews at 5 yearly intervals.

The tenant shall be responsible for internal and external repairs together with insurance.

## **Rental**

£18,500 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](mailto:reception@hdak.co.uk).