



TO LET 58 LIVERPOOL ROAD PENWORTHAM PRESTON PR1 0DQ

Two-storey retail and office premises with the benefit of forecourt and rear car parking.

- Prominently located on Liverpool Road, the A59, one of the main routes into Preston City Centre
- Forming part of a busy secondary shopping area serving the affluent suburb of Penwortham
- Presently used for retail purposes under Class E, the premises are considered suitable for office, café and hot food takeaway use, subject to planning consent

B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com

01772 652652

Location

The premises are prominently situated on Liverpool Road within a busy secondary shopping area and benefiting from a very high vehicular flow fronting the A59.

Description

Two-storey retail and office premises with the benefit of forecourt and rear car parking.

The premises provide a well-proportioned sales shop to the ground floor, together with office, kitchen and WC facilities at first floor level, all decorated and carpeted to a good standard and ready for immediate occupation.

Accommodation

Ground floor:

Open plan sales shop with maximum dimensions 21' x 32'8.

Incorporating a small office area.

Access from the rear to the first floor accommodation and car parking areas.

First floor:

Office 1: 13'4 x 11'5

Office 2: 7'3 x 11'5

Office 3: 10'3 x 10'2

Staff room/kitchen together with male and female WC facilities

Assessment

The property is currently entered on the Rating List at a Rateable Value of £11,500

Rates Payable 2020/2021: 49.9p in the £

Services

Full gas fired central heating is installed, together with air conditioning to the ground floor.

Planning

Presently used for retail purposes, considered suitable for office, café and hot food takeaway uses, subject to planning.

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

Lease Details

The premises are offered on a 3 year lease upon full repairing and insuring terms.

Rental

Year 1: £15,500 per annum

Year 2: £16,500 per annum

Year 3: £17,500 per annum

Rentals quoted are exclusive of rates and payable quarterly in advance by standing order.

EPC

The Energy Performance Asset rating is Band D86. A full copy of the EPC is available at www.ndepcregister.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: info@hda-uk.com