



TO LET 62 LIVERPOOL ROAD PENWORTHAM PRESTON PR1 0DQ

1,300 ft² / 121 m² Ground floor showroom premises with benefit of forecourt 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
- Large public customer car park directly to the rear

**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 benefitting from a very high vehicular flow, fronting the A59, one of the main routes into Preston City Centre.

Description

Ground floor showroom premises with the benefit of forecourt and rear car parking.

Currently arranged as a front showroom area with rear storage, office, kitchen and WC facilities.

The premises could be opened up to provide full open plan retail, if required.

Accommodation

Internal width:	26' 6"
Sales shop depth:	29' 6"
Built depth:	49' 2"

The accommodation is well fitted throughout and has the benefit of an electrically operated security shutter to the front elevation.

Assessment

The premises are entered into the 2017 rating list at a rateable value of:

Rateable Value:	£16,750
Rates Payable 2017/2018:	47.9p in the £

Planning

Currently used as a fireplace showroom, the premises have the benefit of A1 (Retail) planning consent but are considered suitable for A2 (Office) and A3 (Restaurant & Café) 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

The premises are available on a three-year lease, or multiples thereof, subject to upward-only rent reviews at three-yearly intervals.

The tenant shall be responsible for internal repairs and decoration, maintenance of the shop front and contribution towards the insurance.

Rental

£25,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

EPC

A copy of the EPC is available from the Agent's office.

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:
reception@hdak.co.uk

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Penwortham, Preston