



FOR SALE 69 HOUGH LANE LEYLAND PRESTON PR25 2SA

Town Centre retail investment property trading as an Italian restaurant/takeaway producing £13,250 per annum

- Excellent location in the heart of Leyland Town Centre
- Popular and successful business established over 35 years
- Rare opportunity to acquire freehold town centre retail investment

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

01772 652652

Location

Prominently situated on the corner of Hough Lane and Herbert Street in the heart of Leyland Town Centre.

The property has the benefit of a small car park to the rear and ample free customer car parking is available along Herbert Street.

Description

A substantial two-storey property of traditional brick construction under a pitched and slated roof.

The property provides ground floor takeaway and kitchen facilities with restaurant and customer toilets to the first floor.

Accommodation

The property has a gross internal floor area of approximately 1,170 ft².

The takeaway sales area is approximately 230 ft² together with rear kitchen and wash up facilities of approximately 376 ft².

To the first floor the restaurant and bar extends to approximately 420 ft².

WC facilities.

Services

All main services are connected.

Tenure

The property is freehold.

Money Laundering

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required.

Lease

The premises are occupied by Antonio Piras who has been in occupation for over 35 years.

The last renewal lease expired back in 2021 and at this stage no negotiations have taken place between Landlord and Tenant.

Antonio Piras continues to occupy upon the same terms and conditions as the previous lease which provided for him to keep the property in good and substantial repair and condition throughout.

Rental Income

£13,250 per annum payable quarterly in advance on the usual quarter days.

Purchase Price

We are instructed to invite offers around £200,000 for the freehold interest subject to the current occupation.

EPC

A copy of the EPC will be made available in due course.

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