



TO LET 93 COLLINGWOOD ROAD CHORLEY PR7 2PT

610 ft² / 57 m² Ground floor lock-up sales shop premises.

- Forming part of a neighbourhood shopping parade with customer car park to the rear.
- Adjacent users include Chinese fish and chips, convenience store with newsagent and hairdressers.
- Suitable for a wide variety of A1 retail uses and A5 hot food takeaway. Planning consent obtained.

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

01772 652652

Location

Prominently situated on Collingwood Road within a popular and attractive private residential neighbourhood.

Ample customer car parking is available to the rear of the property.

Description

A purpose built ground floor lock-up sales shop property with potential forecourt display area and car parking to the rear.

The property has the benefit of a suspended ceiling and wood effect flooring.

Accommodation

The premises have a net sales area of approximately 610 ft²/ 57 m².

Internal width 15'9 with an overall depth of 42'10.

Rear kitchen, WC and washbasin facilities.

Assessment

The premises are entered on the rating list at a rateable value of £4,250.

Rates payable 2019/2020: 49.1p in the £

100% small business rate relief may be available. Prospective tenants are advised to make their own enquiries of Chorley Borough Council.

Services

Mains electricity and water are connected.

Planning

The premises are suitable for a wide variety of A1 (retail) uses and planning consent has been obtained for A5 hot food takeaway use.

Prospective tenants are advised to make their own enquiries of Chorley Borough Council's planning department on 01257 505452.

Lease

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

The lease shall be upon full repairing and insuring terms.

Rental

£6,500 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.

EPC

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

Viewing

Strictly by appointment through the agents HDAK.
Telephone: 01772 652652 or e-mail: reception@hdak.co.uk