

**TO LET GEORGE STREET, LONGRIDGE PR3 3NN**

1,390 ft² / 129 m² Former joiners workshop premises

- Convenient location, just off Inglewhite Road
- Concreted parking/servicing area
- Suitable for a wide variety of industrial/workshop uses

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

01772 652652

Location

Conveniently situated just off Inglewhite Road, close to the centre of Longridge.

Description

Former joiners workshop premises, arranged in two main sections, with concreted parking/servicing yard.

Accommodation

The gross internal floor area extends to approximately 1,390 ft²

Arranged in two main sections, each with direct access from George Street and the parking areas.

Assessment

The property has been removed from the rating list and will be reassessed upon completion of necessary repairs and occupation.

Services

Mains water and three phase electricity are connected.

Planning

Considered suitable for a wide variety of light industrial/workshop or storage uses.

Prospective tenants are advised to make their own enquiries of Ribble Valley Council's planning department on 01200 425111 or planning@ribblevalley.gov.uk.

Lease

The premises are available on terms to be agreed, with the tenant responsible for repair, maintenance and insurance for the premises.

Rental

£13000 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