



TO LET UNIT 2 143 STATION ROAD BAMBER BRIDGE PRESTON PR5 6LA

553 ft² / 51 m² well-appointed ground floor lock-up sales shop premises

- Forming part of a busy shopping parade in an excellent trading position in the centre of Bamber Bridge
- Well-presented premises with a modern uPVC shop front and doorway
- Suitable for many retail trades or potential office use, subject to planning consent

Location

Well situated within the centre of Bamber Bridge close to the junction of Station Road and Collins Road/Brownedge Road.

Forming part of a busy parade of lock-up shops including a dry cleaners, florist, hot food take-away, micro pub and adjacent to a Spar convenience store.

Description

A ground floor lock-up sales shop unit offering well-proportioned and well-presented accommodation.

Accommodation

Internal width: 14'
Total depth: 39'6

The property provides a front sales area with suspended ceiling and inset lighting, small office and rear storeroom with WC facilities.

Assessment

The rating list confirms a rateable value of £7,900.

Rates Payable 2018/2019: 48.0p in the £

Planning

The premises are considered suitable for a wide variety of A1 retail and possible A2 office uses.

Prospective tenants are advised to make their own enquiries of South Ribble Borough Council's Planning Department on 01772 421491

Services

Mains electricity and water. Electric wall heaters to the sale shop and rear storage area.

Lease

The premises are available on a 3 year lease, or multiples thereof, subject to upward only rent reviews at 3 yearly intervals.

The lease shall be upon effective full repairing and insuring terms.

Service Charge

A service charge of £300 is payable to the landlords in respect of general external maintenance and cleaning of the parade of shops.

Rental

£10,000 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