



TO LET UNIT 2, 179 STATION ROAD, BAMBER BRIDGE, PRESTON PR5 6LA

1,227 ft² / 114 m² Ground floor modern shop/office premises

- Occupying a prime position in the centre of Bamber Bridge
- Adjacent occupiers include Morrisons Supermarket, Food Warehouse (Iceland), Betfred and TSB Bank
- Currently arranged as a reception with private offices, the partitions could readily be removed to create an open plan retail/office area.

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

01772 652652

Location

Occupying a prime position in the heart of Bamber Bridge, adjacent to a Morrisons Supermarket, with a large public car park to the rear.

Description

Ground floor modern retail/office premises with access to the rear servicing yard.

Accommodation

The gross internal floor area is approximately 1,227 ft².

The unit has the benefit of a modern shop front, together with electrically operated roller shutter door and has an internal width of 24 ft 4 in with a total depth of 50 ft 6 in.

Currently arranged to provide a reception area with 3 offices, kitchen, disabled WC facilities and store room.

The property is only divided with lightweight partitions and could readily be opened up to create a full open plan retail area.

EPC

The Energy Performance Asset rating is Band C60. A full copy of the EPC is available at www.epcregister.com.

Assessment

The property is entered on the rating list at a rateable value of £19,250.

Rates payable 2024/2025: 49.9p in the £

Services

The property has the benefit of electric panel heating, together with intruder and fire alarm systems.

Planning

Considered suitable for a wide range of retail or office uses within Class E.

Prospective tenants are advised to make their own enquiries of South Ribble Borough Council's planning department on 01772 421491.

Lease

The premises are offered on effective full repairing and insuring terms, by way of service charge, for a term of a 5 years, or multiples thereof, subject to upward only rent reviews at 5 yearly intervals.

Service Charge

A service charge will be levied to cover the cost of maintaining the common areas of the development, including the rear car parking and servicing areas. Full details on request.

Rental

£18,500 per annum, plus VAT, payable quarterly in advance by standing order.

Legal Costs

Each party are to be responsible for their own legal costs involved in the preparation of the lease.

Viewing

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

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Misrepresentation Act 1967: These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.