



TO LET UNIT 2 CHORLEY ROAD WALTON LE DALE PRESTON PR5 4JN

665 ft² / 62 m² Ground floor lock-up shop premises previously trading as a fish and chip shop

- Occupying a prominent position on Chorley Road, a busy thoroughfare
- Adjacent to Bargain Booze Convenience Store and Indian and Italian takeaways
- In need of some refurbishment but with fully tiled floor and walls

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

01772 652652

Location

The premises occupy an excellent trading position fronting Chorley Road close to its junction with Hennel Lane.

Description

Well-proportioned ground floor lock-up sales shop premises previously trading as a fish and chip shop.

In need of some modernisation but with fully tiled floor and walls.

Forecourt customer car parking.

Accommodation

Net useable internal floor area extends to approximately 665 sq ft.

Sales shop 15'1 wide x 28'5 deep

Rear preparation/store room 15'1 x 15'9

WC and washbasin facilities

Services

All main services are connected.

Planning

Previously used as a fish and chip shop and considered suitable for a wide variety of retail uses including hot food takeaway.

Prospective tenants are advised to make their own enquiries of South Ribble Borough Council's planning department on 01772 625625.

EPC

The Energy Performance Asset rating is Band D97. A full copy of the EPC is available at www.ndepcregister.com

Assessment

The unit is entered on the rating list at a rateable value of £5,500

Rates payable 2021/2022: 49.9p in the £

Small business rate relief will be available.

Lease

The premises are available on a new three year lease or multiples thereof, subject to three yearly internals.

The lease shall be upon effective full repairing and insuring terms with a service charge payable to cover external maintenance, including the forecourt.

Rental

Year 1 £10,400 per annum (£200 per week)

Year 2 £11,000 per annum

Year 3 £13,000 per annum

Rentals quoted are exclusive of rates and payable quarterly in advance by standing order.

Costs

Each party is 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