



TO LET BY WAY OF ASSIGNMENT

UNIT 4, 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
- Customer car parking available to the front and side of the property
- Well presented air conditioned premises ready for immediate occupation

**B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com**

01772 652652

Location

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

Forming part of a busy parade of lock-up shop units including a 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 accommodation with the benefit of air conditioning.

Short stay customer car parking directly to the front and additional customer car parking to the side and rear accessed from Collins Road.

Accommodation

Internal width 14'. Total depth 39'6".

The property provides an open plan sales area together with changing room, stock room and WC facilities.

Assessment

The property is currently entered on the rating list at a rateable value of £8,300.

Small business rate relief may be available.

Rates payable 2023/2024: 49.9p in the £

EPC

The Energy Performance Asset rating is Band B43. A full copy of the EPC is available at www.epcregister.com.

Planning

Currently used as a ladies' boutique, the premises are considered suitable for a wide variety of retail trades or potential office/hot food take-away use subject to planning consent.

Prospective tenants are advised to make their own enquiries of South Ribble Borough Council's planning department on 01772 625586.

Lease

The premises are held on a 3 year lease from 3rd August 2022 upon standard full repairing and insuring terms by way of service charge.

Service Charge

A service charge of £300 per annum 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 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