



TO LET UNIT 5 143 STATION ROAD BAMBER BRIDGE PRESTON PR5 6LA

553 ft² / 51 m² Ground floor lock up sales shop premises

- Excellent trading position in the heart of Bamber Bridge
- Forming part of a busy shopping parade with the benefit of short-term customer car parking directly to the front
- Suitable for a wide variety of retail trades or potential office/A5 use, subject to planning consent

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

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 shops including a florist, hot-food takeaway, micro-pub and adjacent to a Spar convenience store.

Description

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

Short-term lay-by customer car parking directly to the front and additional customer car parking to the rear, accessed from Collins Road.

Accommodation

Internal width 14' Total depth 39'6

The property provides an open plan sales area together with rear WC facilities.

Assessment

The unit is entered on the rating list at a rateable value of £7,900

Rates payable 2020/2021: 49.9p in the £

EPC

A copy of the EPC is available from the agent's office.

Planning

The premises are considered suitable for a wide variety of A1 retail uses and possible A2 office use/A5 hot food takeaway.

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

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.

Costs

Each party is to be responsible for their own legal costs involved in the transaction.

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

Viewing

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