



FOR SALE 27 LIVERPOOL ROAD PENWORTHAM PRESTON PR1 9XD

Retail Investment let as a Tattoo Parlour producing £15,000 per annum

- Highly visible location at the junction of Liverpool Road and Cop Lane
- Within a very busy shopping area, serving the affluent suburb of Penwortham with a large Tesco supermarket close by
- On site customer car parking directly to the front

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

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Location

The premises are prominently situated on the corner of Liverpool Road and Cop Lane in the heart of Penwortham, an affluent suburb of Preston.

Description

A two-storey property with the benefit of customer car parking to the forecourt.

Adjacent to The Fleece, a popular and successful public house and within an area now well represented with coffee shops, wine bars etc.

Accommodation

The net useable floor area extends to approximately 626 ft².

Ground floor open plan sales area with maximum dimensions 13'10 x 29'7

Small kitchen.

On the first floor there is an additional open plan sales area, together with boiler room and WC/wash basin facilities.

Assessment

The unit is entered on the rating list at a rateable value of £11,750.

Rates payable 2026/2027: 38.2p in the £

Services

Full gas fired central heating is installed together with emergency lighting.

Planning

Currently occupied as a tattoo parlour, the premises have been used as an estate agents office.

Lease

The premises are let to Juliet Anne Preston, trading as a tattoo parlour, currently 'holding over' from a previously expired FRI lease.

Rental

£15,000 per annum, payable monthly in advance.

EPC

The current Energy Performance Asset rating is Band E114. A new assessment will be made prior to sale.

Money Laundering

In accordance with anti money laundering regulations, two forms of identification and confirmation of the source of funding will be required.

Legal Costs

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

Purchase Price

Offers around £175,000 are invited in respect of the freehold interest, subject to the current occupation.

Viewing

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