



**TO LET LAND OFF BROWNEGE ROAD, BAMBER BRIDGE, PRESTON
PR5 6UX**

1.2 acres open storage land

- Secure site, gated and partially fenced
- Unsurfaced land but well compacted, suitable for most types of open storage
- Convenient location with easy access to the M6 motorway at J29

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

01772 652652

Location

Conveniently situated within easy reach of the M6 motorway at J29. Location plan attached.

Description

The Ordnance Survey plan attached indicates the site layout, which extends to approximately 1.2 acres.

Assessment

The property is entered on the rating list at a rateable value of £10,500.

Rates Payable 2024/2025: 49.9p in the £

Planning

Previously used as a reclamation yard and considered suitable for all types of open storage. Prospective tenants are advised to make their own enquiries of South Ribble Borough Council Planning Department on 01772 625625.

Lease

The premises are available on a short term lease, to be contracted outside the Landlord & Tenant Act 1954.

Full details on application.

Rental

£35,000 per annum, exclusive of rates.

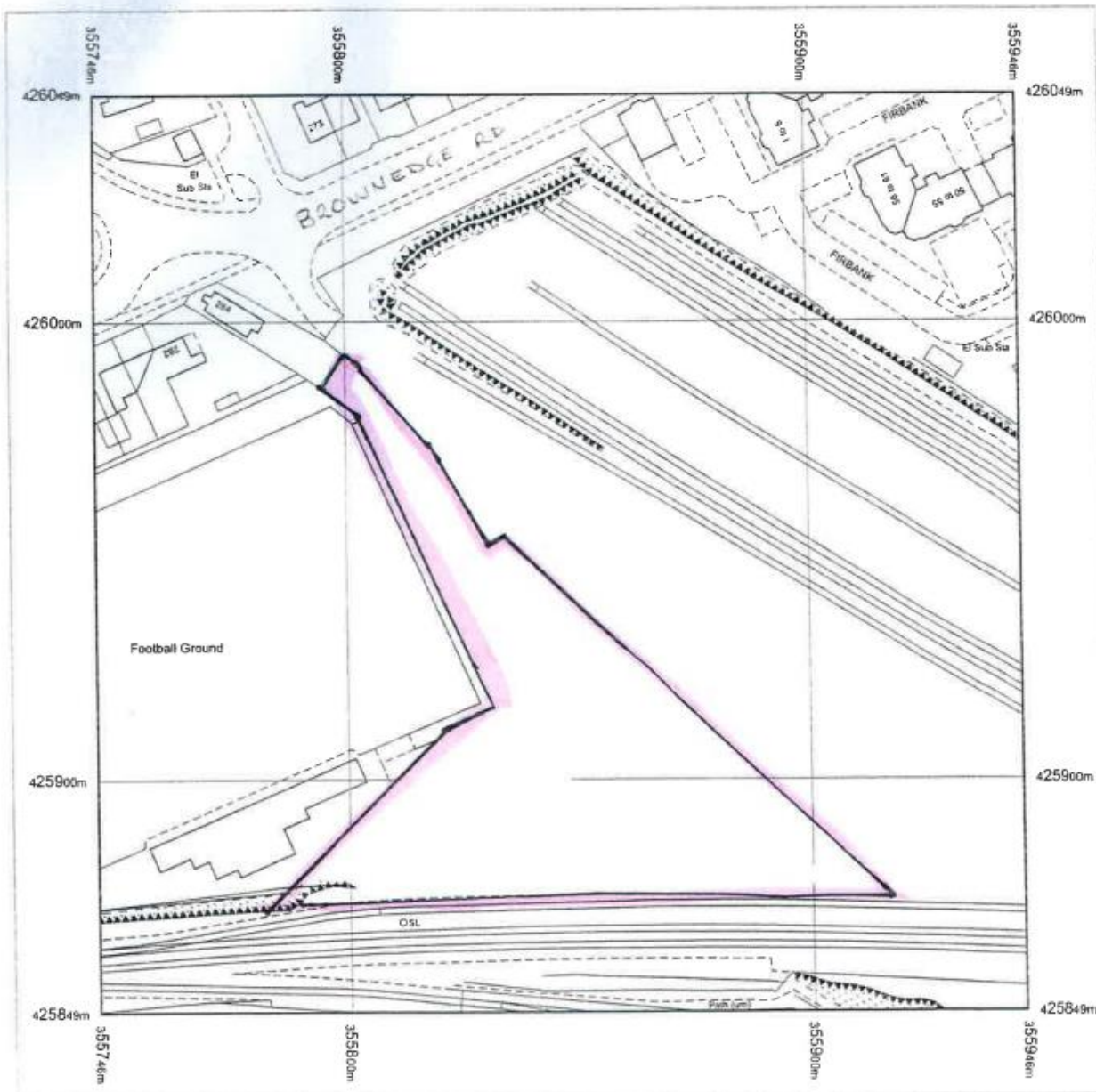
Legal Costs

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

Viewing

Strictly by appointment through the agents HDAK.

Telephone: 01772 652652 or e-mail: reception@hdak.co.uk



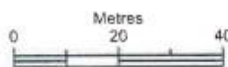
Produced 23.10.2008 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. © Crown Copyright 2008.

Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

Ordnance Survey, the OS Symbol and OS Sitemap are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Scale 1:1250

Supplied by: **Granthams**
Serial number: 00068600
Centre coordinates: 355845.5 425949

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

LAND OFF BROWNEDGE ROAD, BAMBER BRIDGE, PRESTON PR5 6UX

