



**TO LET UNIT 1 EASTHAM'S YARD SHAY LANE INDUSTRIAL ESTATE
LONGRIDGE PR3 3BT**

904 ft² / 84 m² Warehouse/storage premises within secure yard/compound

- Well proportioned unit with roller shutter access door and WC facilities
- Secure yard with two dedicated car parking spaces
- Popular and well established industrial estate

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

01772 652652

Location

Within the well located and well established Shay Lane Industrial Estate, located to the south of Longridge town centre.

Access to the motorway network is provided by J31A of the M6, being less than 4 miles to the south.

Description

A single storey warehouse/storage unit providing well proportioned space with the benefit of a roller shutter access door and WC/washbasin facilities.

The unit has the benefit of 2 dedicated car parking spaces.

Accommodation

The gross internal floor area extends to approximately 916 sq ft / 86 sq m.

Internal dimensions are approximately 7.5 m x 11.2 m

Assessment

The property is entered on the rating list at a rateable value of £4,800.

Rates payable 2026/2027: 43.2p in the £

The premises are eligible for small business rate relief.

Services

Mains, water and drainage are connected and the property has the benefit of three- phase electric.

Planning

Considered suitable for a variety of storage and warehouse uses.

The landlords will not consider motor trade users.

Prospective purchasers are advised to make their own enquiries of Ribble Valley Borough Council's planning Department on 01200 425111.

Lease

The premises are available on a standard tenancy agreement for a term of years to be agreed.

The landlord will retain responsibility for maintenance of the yard area, structural repairs and insurance.

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