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**TO
LET**



GROUND FLOOR RETAIL PREMISES

64.8 m² (697 ft²)

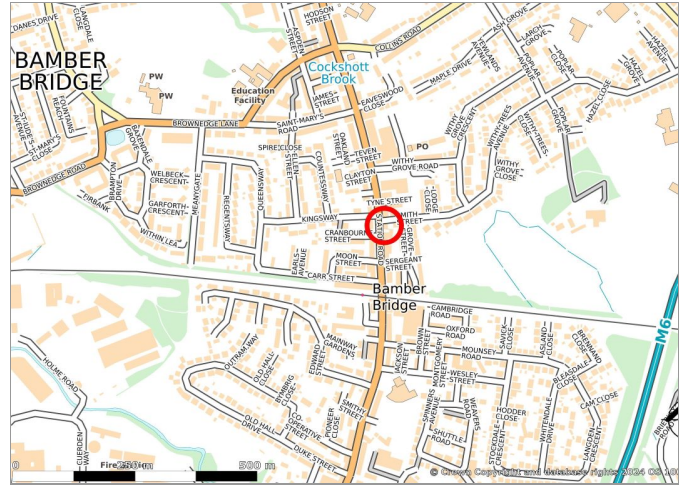
**207 Station Road
Bamber Bridge
Preston
PR5 6LD**

- Prominent Corner Location
- Suitable For A Variety Of Uses
- Accessible Location

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Location

Centrally situated in Bamber Bridge the premises front Station Road (B6258) at its junction with Smith Street and occupy a prominent corner position.

Nearby commercial occupiers include Berry's Bakery, William Hill Bookmakers, Bridgfords and Ben Rose Estate Agents, Ian Wilde Funeral Directors and Boots The Chemist.

On-street car parking is available in close proximity to the premises.

Description

The property comprises a ground floor self-contained retail unit which forms part of a larger two storey end terrace property and benefits from an extensive glazed shopfront to the Station Road frontage with a return to Smith Street and uPVC double glazed windows to the remainder of the property.

Internally, the premises provide open plan sales accommodation to the front together with ancillary storage and preparation areas, kitchen and WC facility to the rear. The sales accommodation is well fitted in keeping with its current use as a florist being plastered and painted throughout and benefitting from a vinyl floorcovering and surface mounted pendant light fittings.

Externally, the property has an open area of hardstanding to the rear which could provide parking for at least one vehicle.

Accommodation

The subject premises extend to an approximate net internal area (NIA) of 64.77m² (697ft²).

Services

We understand that the premises have mains connections to gas, electricity, water and drainage.

Rating Assessment

The property currently has a Rateable Value of £6,000.

Some occupiers may benefit from Small Business Rates Relief dependent on individual circumstances.

Interested parties should therefore make their own enquiries of the local rating authority, South Ribble Borough Council (www.southribble.gov.uk).

Planning

It is understood the premises benefit from an established use within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries with the local planning authority, South Ribble Borough Council.

Tenure

The premises are available by way of a new internal repairing lease, with the tenant being responsible for the doors, windows and shopfront of the premises, for a term of years to be agreed.

The tenant will also contribute the appropriate proportion towards the cost of the buildings insurance.

Asking Rent

£9,000 per annum exclusive, payable quarterly in advance.

VAT

All rentals are quoted exclusive of, but may be subject to, VAT at the standard rate.

Energy Performance Certificate

207 Station Road BAMBER BRIDGE PR5 6LD	Energy rating D	Valid until: 31 July 2034 Certificate number: 4874.8898.5534.2892.2423
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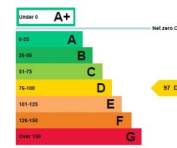
Property type	Retail/Financial and Professional Services
Total floor area	67 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Legal Costs

Each party will bear their own legal fees incurred in the transaction.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation.

Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk