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**TO
LET**



GROUND FLOOR RETAIL PREMISES

57 m² (613 ft²)

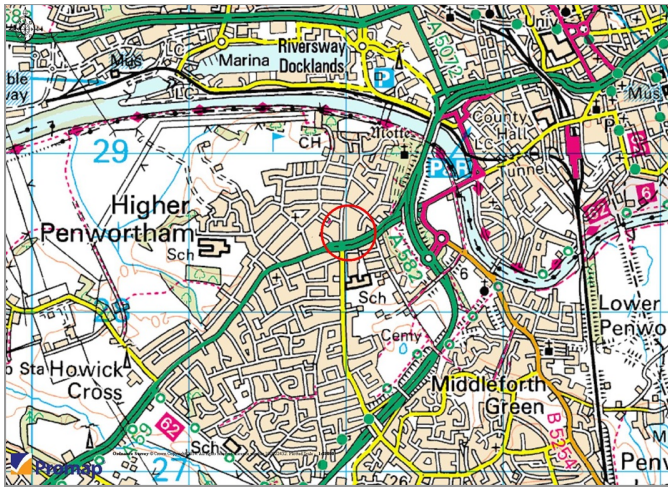
**50b Liverpool Road
Penwortham
Preston
PR1 0DQ**

- Highly sought after location
- Prominent Position Fronting A59
- Car Parking Front and Rear
- Open Plan Sales Accommodation
- Flexible lease terms

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Location

The premises are located in a prominent position fronting Liverpool Road (A59) in the centre of Penwortham.

Penwortham is a relatively affluent residential suburb of Preston lying approximately 2 miles to the south west of the city centre.

Description

The premises comprise a ground floor lock-up shop unit forming part of a small parade of similar properties. To the front and rear of the property are private surfaced car parks.

The subject property has a glazed timber framed shop front and offers open plan sales accommodation together with ancillary storage, WC and kitchen facilities to the rear.

Externally, to the rear is a small enclosed yard.

Accommodation

The premises extend to the following net internal areas:

	m ²	ft ²
Ground Floor Sales	46	495
Rear Ancillary	11	118
Total	57	613

Services

The premises have mains connections to electricity, water and drainage with the sales area benefiting from a comfort cooling unit. Electric wall mounted heaters are provided within the rear ancillary accommodation.

Rating Assessment

The premises have a Rateable Value of £10,750 and occupiers may be eligible for small business rates relief depending on individual circumstances.

Interested parties should make their own enquiries with South Ribble Borough Council.

Planning

We understand the premises benefit from a use generally within Class E of the Town & Country (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties are, however, recommended to make their own separate enquiries via the local planning authority, South Ribble Borough Council (www.southeribble.gov.uk)

Lease Terms

The premises are available on a new effective full repairing and insuring lease for a term to be agreed.

Asking Rental

£17,000 per annum, exclusive.

Photographs and Plans

All photographs and plans provided within these particulars are indicative and for information purposes only and should not be relied upon.

Energy Performance Certificate

Enthells Green Estate Agents 50b Liverpool Road Preston PR1 0DQ	Energy rating C	Valid until 3 November 2029 Certificate number: 9771-3060-0619-0990-0875
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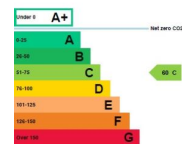
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	61 square metres

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 C.



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 Fees

Each party to be responsible for their own legal fees incurred in this transaction.

VAT

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

Enquiries

Strictly by appointment with the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman/Harry Holden

Email: mh@eckersleyproperty.co.uk

Email: hjh@eckersleyproperty.co.uk