

Location

Prominently situated on the corner of Leyland Lane and Golden Hill Lane forming part of a busy neighbourhood shopping area.

Within easy reach of Leyland town centre and close to Schleswig Way providing easy access to the motorway network.

Description

A substantial two storey retail property recently refurbished to a high standard and ready for immediate occupation.

Improvements have included the rewiring of the property, gas fired central heating with new boiler, laminate flooring throughout, feature lighting etc.

Accommodation

The net internal area extends to approximately 1,603 ft² / 149 m².

The ground floor provides a large L-shaped sales shop with maximum dimensions 25'4" x 54'10".

Storeroom: 8'8" x 7'5" and

Kitchen: 6'6" x 14'8"

WC facilities.

To the first floor there are three rooms: 11'5 x 12', 14'6" x 11'9" and 14'7 x 13'10" (L-shaped maximum dimensions) together with WC facilities.

Assessment

We are verbally advised by South Ribble Borough Council as follows:

Rateable Value: £6,700

Rates Payable 2009/2010: 48.5p in the £

Services

Full gas fired central heating is installed together with burglar alarm system.

Lease Details

The premises are available on a 3 year lease, or multiples thereof, subject to upward only rent reviews at 3 yearly intervals.

The lease shall be upon full repairing and insuring terms.

Planning

Previously used as a hairdressing salon, the premises are considered suitable for a wide variety of retail uses.

Prospective Tenants are advised to make their own enquiries of South Ribble Borough Council's Planning Department on 01772 421491.

Rental

£13,000 pa, exclusive of rates, payable quarterly in advance by standing order.

Legal Costs

The ingoing Tenant shall be responsible for the Landlord's reasonable legal costs involved in the preparation of the lease.

Viewing

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



TO LET 77 LEYLAND LANE, LEYLAND, PRESTON, PR25 1XB

1,603 ft² / 149 m² Prominent corner retail premises arranged over two floors

- Prominently situated on the corner of Leyland Lane and Golden Hill Lane
- Recently refurbished premises fitted to a good standard throughout and ready for immediate occupation
- Within a busy neighbourhood shopping area with adjacent users including Bargain Booze, Glovers Confectioners and Tesco Express



Commercial Property Consultants

HDAK, B2 Pittman Court, Pittman Way, Fulwood, Preston PR2 9ZG. Telephone: 01772 652652

Misrepresentation Act 1967: These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.