



TO LET RETAIL AND RESTAURANT UNITS COTTON MILL ROAD, BAMBER BRIDGE PRESTON PR5 6LF

A new retail parade comprising 5 units, each of 1020 ft² / 95 m². Three units now let to the Post Office, Mercers Butchers and Barnardos.

- Excellent trading position in the centre of Bamber Bridge, fronting the area's principal car park and adjacent to the entrance to Morrisons supermarket.
- The units will be fitted with a new shop front and a rent free period will be available for tenants' internal shop fitting.
- Adjacent occupiers include Ladbroke's, Co-op, RBS and TSB.

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

01772 652652

Location

Superbly situated in the heart of Bamber Bridge, fronting the areas principal shoppers' car park and adjacent to the entrance to a Morrisons supermarket.

Description

A new retail parade comprising five retail units, each to be fitted with a new shop front and ready for tenants' shop fitting.

Unit 1 has been let to the Post Office, Unit 2 to Mercers Butchers and Unit 5 to Barnardos.

Accommodation

Each unit extends to approximately 1,020 ft² / 95 m² and there is the opportunity to combine units should this be required.

Assessment

We are verbally advised by South Ribble Borough Council that each unit is assessed as follows:

Rateable Value:	£12,250
Rates Payable 2016/2017:	49.7p in the £

Planning

The development has the benefit of planning consent for A1 retail use but the premises are also considered to be suitable for A2 (office use) or possibly A3 (restaurant use).

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

Lease

The premises are available for a term of lease to be agreed, subject to upward-only 5-year rent reviews upon effective full repairing and insuring terms.

Service Charge

A service charge is payable to the Landlord in respect of external maintenance and cleaning of the parade of shops and car parking areas.

EPC

Energy Performance Certificates will be provided upon completion of the development.

Rental

£17,500 plus VAT per annum, exclusive of rates, payable quarterly, in advance by standing order.

A rent-free period is available to prospective tenants to assist with their fitting-out works.

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: info@hdak-uk.com

Bamber Bridge is a large suburban town located approximately 3 miles south east of Preston, 10 miles west of Blackburn, 25 miles west of Blackpool and 30 miles west of Manchester. The town benefits from excellent transport links being close to the intersection of the M6, M61 and M65 motorways.

Nearby multiple occupiers include Morrisons, Co-Op, Ladbroke's, RBS, Dominos and Coral.

