

Chartered Surveyors
Commercial Property Consultants
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TO LET



SUPERB RETAIL UNIT

55.5 m² (597 ft²)

79 Liverpool Road
Penwortham
Preston
PR1 9XD

- Frontage to A59, Liverpool Road
- Prominent position within local centre
- Car parking on site
- Ground floor lock-up premises

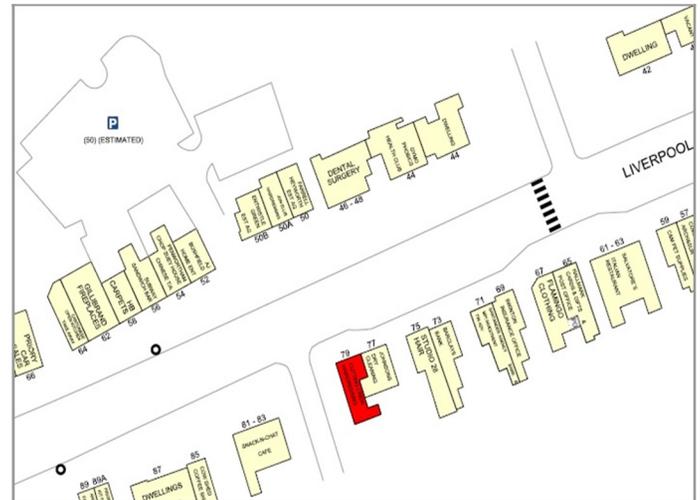
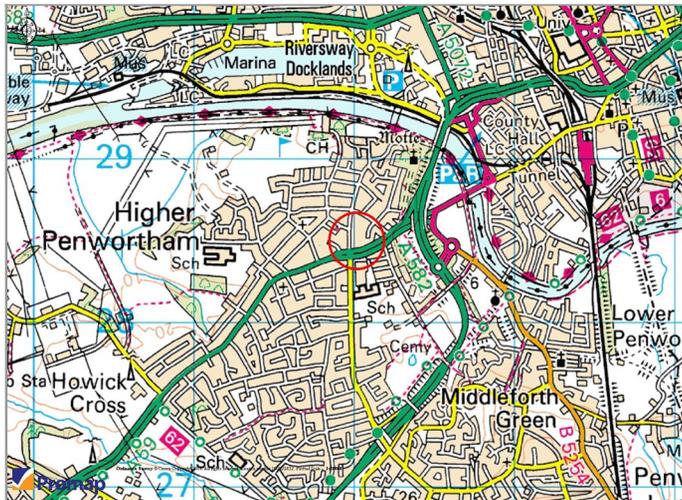
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Location

The premises are situated in a visible and prominent position fronting Liverpool Road (A59), a main arterial route into Preston from the south, at its junction with Lawrence Road, 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.

The commercial centre situated along Liverpool Road accommodates a varied range of both national and independent retailers and service providers.

Nearby occupiers include Flamingo Ladieswear, The Post Office, Salvatore's Italian Restaurant, Subway and Papa Johns Pizza.

Description

The premises comprise the ground floor of a two storey, semi-detached property. Internally the premises are currently utilised as a hairdressing salon and provide a main sales/reception area to the front with staff room/kitchen and WC facility to the rear.

Externally to the side of the property is an area of hardstanding providing off road parking. On-street parking is also available in close proximity.

Accommodation

The premises extend to the following approximate net internal areas (NIA):-

	m ²	ft ²
Ground Floor		
Sales	46.27	498
Kitchen/store	9.19	99
Total NIA	55.46	597

Services

We understand the premises have mains connections to gas, electricity, water and drainage and the benefit of gas central heating throughout.

Rating Assessment

The premises have a current Rateable Value of £12,000.

Interested parties are advised to make their own enquiries with South Ribble Borough Council (tel. 01772 421491).

Planning

It is understood the premises have a permitted use under Class A1 (retail shops) of the Use Classes Order 2010.

Interested parties should make their own enquiries with the local planning authority, South Ribble Borough Council (tel. 01772 421491).

Lease Terms

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

Asking Rental

Offers in the region of £13,000 per annum.

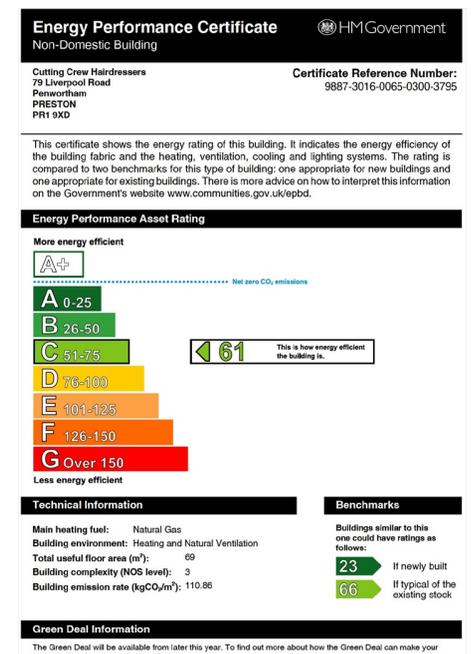
Photographs and Plans

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

Legal Fees

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

Energy Performance Certificate



VAT

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

Enquiries

Strictly by appointment with the sole agents, **Eckersley**

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk



Regulated By RICS

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