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eckersley
incorporating Irvine Taylor

**TO LET
(MAY SELL)**



GROUND FLOOR RETAIL SHOP

78.2 m² (842 ft²)

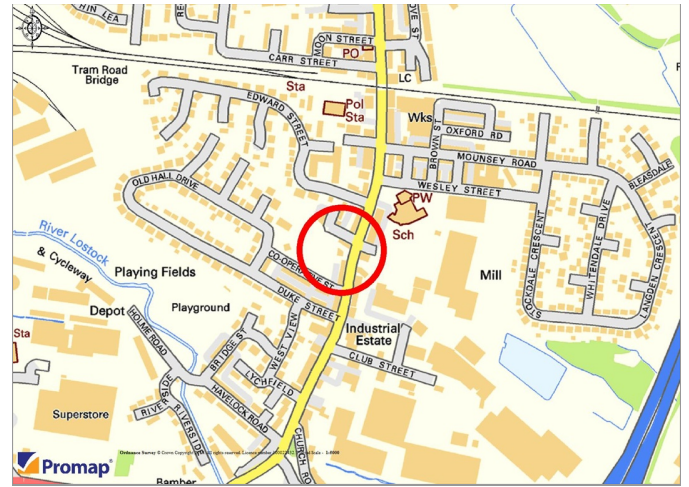
**308 Station Road
Bamber Bridge
Preston
PR5 6EH**

- Prominent position
- Open plan sales accommodation
- Would suit a variety of uses
- Self-contained property

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Location

The premises are located in a prominent and visible position fronting Station Road at its junction with Smithy Street on the fringe of Bamber Bridge's district centre. Bamber Bridge lies approximately 3 miles to the south west of Preston City Centre.

Nearby occupiers include Auto Save Motor Workshop, Hyde Flooring, Lofthouse Motor Services and Everlasting Ink Tattoo Studio.

Description

The property comprise the ground floor of a two storey detached property benefiting from uPVC double glazed display windows to the front elevation.

Internally the premises presently provide open plan sales accommodation together with a partitioned preparation area and WC/kitchen facility to the rear.

Accommodation

The premises extend to an approximate net internal area (NIA) of 78.23 m² (842 ft²).

Services

We believe that the premises benefit from mains connections to electricity, water and drainage albeit the electricity is currently sub-metered being a shared supply with the upper floor occupier.

Rating Assessment

The premises have a Rateable Value of £8,700.

Interested parties should, however, make their own enquiries of the local rating authority at South Ribble Borough Council (tel. 01772 421491).

Planning

We understand that the premises benefit from a general use classification within Class A1 (Retail Shops) of the Use Classes Order 1987 (As Amended).

Interested parties should, however, make their own enquiries of the local planning department at South Ribble Borough Council (tel. 01772 625493).

Tenure

The premises are available by way of a new effective full repairing and insuring lease, for a term of years to be agreed.

Alternatively, our clients may consider a sale of the long leasehold interest being the residue of a 999 year lease with effect from 29 August 1990.

Rental

Rental offers in the region of £11,250 per annum.

Price

Offers in the region of £125,000 are invited for the long leasehold interest.

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.

Energy Performance Certificate

Energy Performance Certificate HM Government
 Non-Domestic Building

Hamiltons Florist
 308 Station Road
 Bamber Bridge
 PRESTON
 PR5 6EH

Certificate Reference Number:
 0293-2606-1930-6790-9603

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

A+	More energy efficient
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150
Less energy efficient	

87 This is how energy efficient the building is.

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	78
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	112.15

Benchmarks

Buildings similar to this one could have ratings as follows:	
26	If newly built
75	If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0800 153 1524.

VAT

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

Costs

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

Enquiries

Strictly by appointment with the sole agents,
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