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**TO
LET**



ATTRACTIVE COMMERCIAL PREMISES

401 m² (4,316 ft²)

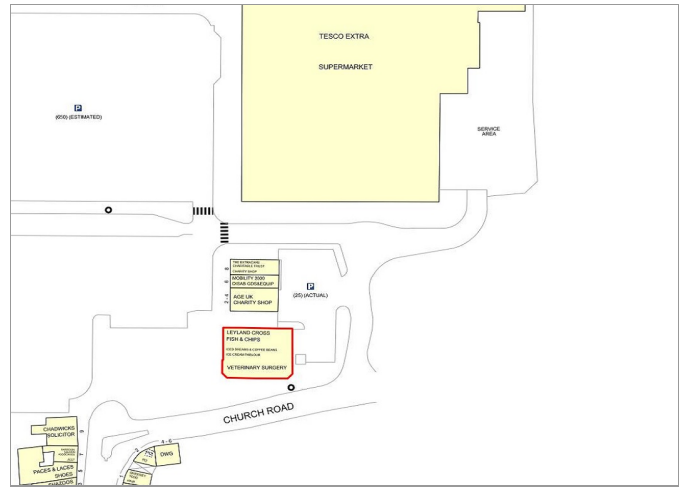
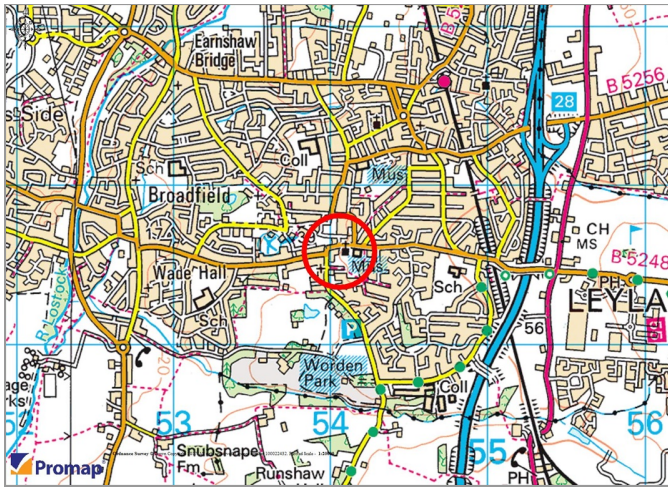
11 Church Road
Towngate
Leyland
Lancashire
PR25 3EJ

- Adjacent to Tesco Extra store
- Close to Leyland town centre
- Accessible and prominent location

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Location

Situated at the southern end of Towngate and also fronting Church Road in the centre of Leyland. This prominent facility is ideally placed to serve office requirements.

The site forms part of the development of the southern Towngate area by Tesco and overlooks their car parking facility.

The property is close to South Ribble Borough Council's offices, Leyland's main Leisure Centre, Magistrates Courts and Police Station.

Description

The first floor of a two-storey facility providing retail accommodation to the ground floor with the available commercial space above. The first floor accommodation benefits from a designated self-contained ground floor entrance.

The premises are constructed to a modern design and specification, with exterior elevations of terracotta red facing brick beneath a pitched roof cover of Marley slate tiles.

The premises provide open plan accommodation which is finished to a shell specification ready for an incoming tenant to fit-out the premises. We understand that mains services are available in the vicinity to the premises.

Accommodation

The accommodation extends to an approximate internal area of 401 m² (4,316 ft²).

Rating Assessment

The premises have a Rateable Value of £24,750.

Interested parties should make their own enquiries of South Ribble Borough Council (www.southribble.gov.uk).

Planning

It is understood the premises benefit from an established use within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

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

Tenure

The premises are offered on an effective full repairing and insuring leasehold basis for a term of years to be agreed.

Any lease will be contracted out of the security of tenure provisions s24 – s28 of the Landlord and Tenant Act 1954.

Rental

Upon application.

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 (EPC)



Property type
 B1 Offices and Workshop businesses

Total floor area
 401 square metres

Rules on letting this property

! You may not be able to let this property.

This property has an energy rating of G. The landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/energy-ratings-for-non-domestic-properties>

Domestic Private Rented Property Minimum Standards – Landlord Guidance <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-standards-landlord-guidance>

Properties can be let if they have an energy rating from A+ to E. The recommendation report sets out changes you can make to improve the property's rating.

Energy efficiency rating for this property

This property's current energy rating is G.

Legal Costs

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

VAT

All prices/rentals quoted are subject to VAT at the standard rate.

Enquiries

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

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk