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TO  
LET



## RETAIL PREMISES

81.5 m<sup>2</sup> ( 877 ft<sup>2</sup> )

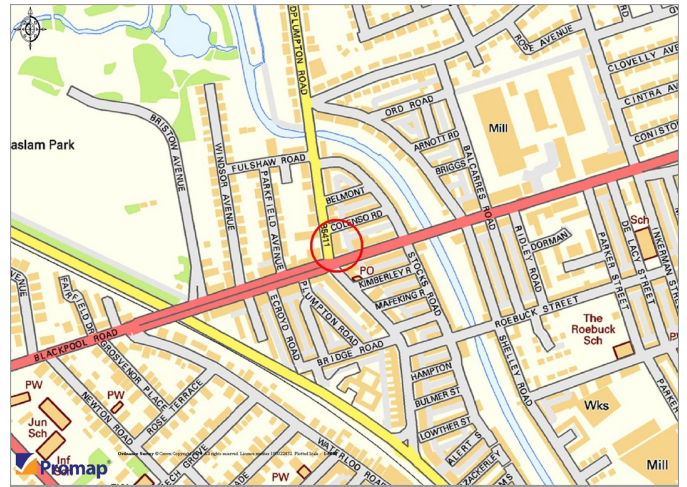
4 Woodplumpton Rod  
Ashton  
Preston  
PR2 2LP

- Prominent visible position
- Suitable for a variety of uses
- Attractive ground floor lock-up shop

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)

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## Location

Situated in the centre of the shopping area of Lane Ends, approximately 2 miles to the north west of Preston City Centre, the property is prominently located fronting Woodplumpton Road (B5411) close to the junction with Blackpool Road (A5085).

Other occupiers in the vicinity include Boots the Chemist, Spar and a range of both national and independent retailers and service providers.

## Description

The premises comprise a ground floor lock-up shop unit with attractive display window to the Woodplumpton Road frontage together with a large ancillary storage area which can be accessed both internally and from the rear via a roller shutter door.

Internally, the property provides a good size open plan retail sales area, which would suit a wide variety of uses, with ancillary accommodation to the rear providing a staff kitchen, office/store and WC.

## Accommodation

The accommodation extends to an approximate net internal area (NIA) of 81.48 m<sup>2</sup> (877 ft<sup>2</sup>).

## Services

It is understood mains electricity, water and drainage are available to the property.

## Rating Assessment

The premises are assessed as “Shop and Premises” and have a Rateable Value of £3,650.

Interested parties are recommended however, to make their own enquiries with Preston City Council.

## Planning

We understand the ground floor premises currently have a permitted use under Class E (commercial) of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties should make their own enquiries of the Local Planning Authority at Preston City Council

## Tenure

The premises are available to let by way of a new lease for a term to be agreed. The tenant will be responsible for maintaining the interior together with the doors, windows, shopfront and roller shutters of the unit and for making a proportionate contribution to the buildings insurance cost.

## Asking Rental

£9,000 per annum, exclusive.

## Legal Costs

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

## Energy Performance Certificate

Energy performance certificate (EPC)		
4 Woodplumpton Road Ashton-on-Ribble PRESTON PR2 2LP	Energy rating <b>D</b>	Valid until: 25 April 2026 Certificate number: 0248-8332-0386-5378-1948
Property type	A1/A2 Retail and Financial/Professional services	
Total floor area	87 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy efficiency rating for this property</b>		
This property's current energy rating is D.		
Properties are also given a score. The larger the number, the more carbon dioxide (CO <sub>2</sub> ) your property is likely to emit.		
<b>How this property compares to others</b>		
Properties similar to this one could have ratings:		
If newly built		
If typical of the existing stock		
Properties are given a rating from A+ (most efficient) to G (least efficient).		

## VAT

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

## Photographs and Plans

All photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

## Enquiries

Please contact the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: [mh@eckersleyproperty.co.uk](mailto:mh@eckersleyproperty.co.uk)