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**TO
LET**



GROUND FLOOR RETAIL UNIT

55.7 m² (599 ft²)

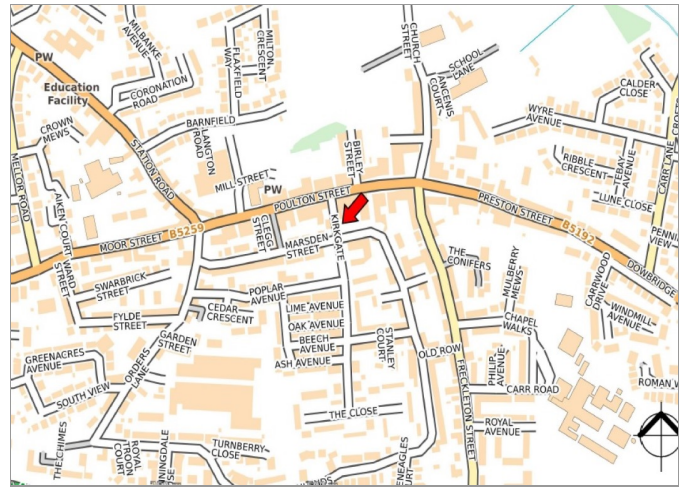
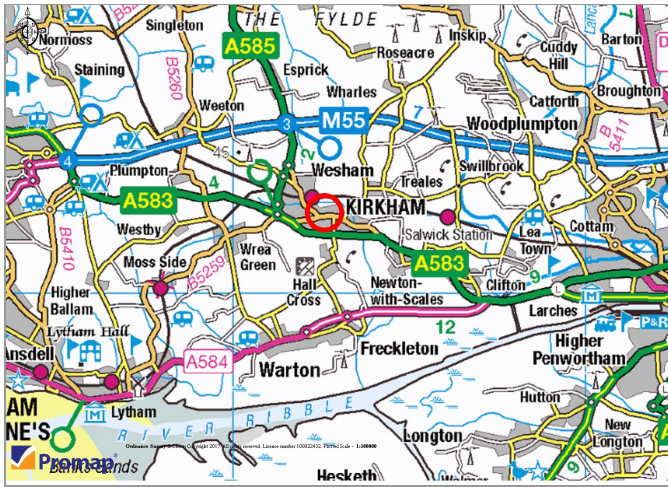
Unit 1
The Kirkgate Centre
Kirkgate
Kirkham
Preston
PR4 2UJ

- Suitable for a variety of uses (STP)
- Open plan accommodation
- Located in the heart of Kirkham Town Centre
- Situated adjacent to Costa Coffee

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Location

The property is situated fronting Kirkgate, close to the junction with Poulton Street, in the centre of Kirkham. Costa Coffee is situated adjacent with The Original Factory Shop's designated car park being immediately next to the subject property, accessed from Marsden Street.

Kirkham is a busy town situated within the Borough of Fylde and located midway between Blackpool and Preston.

Other occupiers in the vicinity include Poundstretcher and Betfred.

Description

The premises comprise a ground floor lock-up retail unit which forms part of the Kirkgate Shopping Centre. The unit benefits from extensive display windows to both the Kirkgate frontage and side return together with double width entry door.

Internally, the property provides open plan sales accommodation together with male and female WC facilities and benefits from a suspended ceiling throughout, part tile/part clad walls and a vinyl floorcovering.

Accommodation

The premises extend to an approximate net internal area (NIA) of 55.65 m² (599 ft²).

Services

We understand that mains connections to electricity, water and drainage are available to the unit.

Rating Assessment

The premises currently have a rating assessment of £5,100. Prospective occupiers may therefore be eligible for small business rate relief.

Interested parties are, however, advised to make their own enquiries with Fylde Borough Council (www.fylde.gov.uk).

Planning

We understand that the premises benefit from a general use classification 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 Fylde Borough Council (www.fylde.gov.uk).

Service Charge

A service charge contribution will be payable towards the costs of the maintenance and repair of the external fabric of the building and common areas.

Tenure

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

Asking Rental

Rental offers in the region of £8,000 per annum.

VAT

All figures quoted will be subject to VAT at the standard rate.

Energy Performance Certificate

Energy performance certificate (EPC)		
1 KIRKGATE KIRKHAM FY8 2JH	Energy rating D	Valid until: 1 March 2031 Certificate number: 4723-4749-6088-6879-2942
Property type	A3/A4/A5 Restaurant and Café/Drinking Establishments and Hot Food Takeaways	
Total floor area	61 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's current energy rating is D.		Properties get a rating from A1 (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

Photographs and Plans

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

Legal Costs

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

Enquiries

Please contact the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk