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**eckersley**  
commercial property solutions

**TO  
LET**



**DUE FOR COMPLETION IN NOVEMBER 2023**

68.3 m<sup>2</sup> ( 734.7 ft<sup>2</sup> )

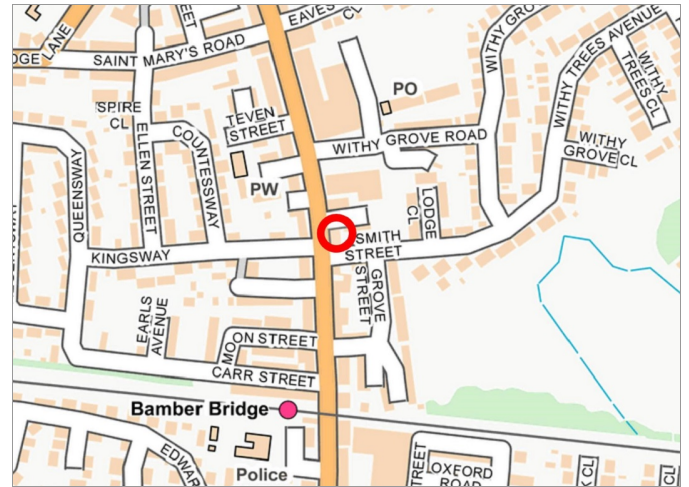
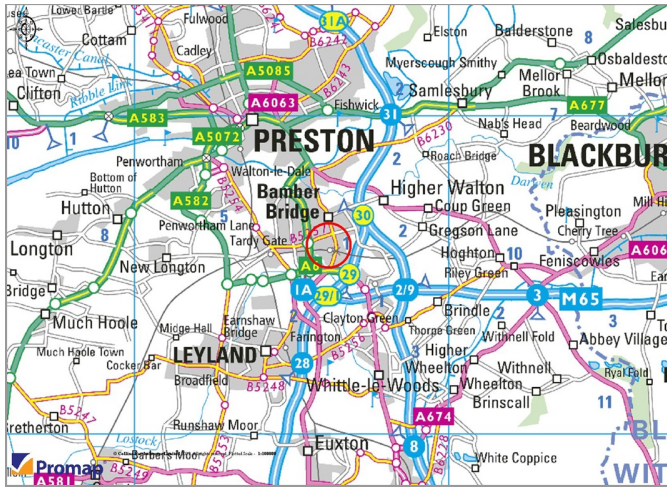
195-197 Station Road  
Bamber Bridge  
Preston  
PR5 6LB

- Exciting Retail Opportunity
- Fully Refurbished Unit
- Open Plan Sales Accommodation
- Suitable For A Variety Of Uses

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

**Preston office** T | 01772 883388  
25A Winckley Square E | preston@eckersleyproperty.co.uk  
Preston  
PR1 3JJ

**Lancaster office** T | 01524 60524  
76 Church St E | lancaster@eckersleyproperty.co.uk  
Lancaster  
LA1 1ET



## Location

The premises are located in a prominent and visible position fronting Station Road at its junction with Tyne Street in the district centre of Bamber Bridge.

Bamber Bridge is a well established suburb of Preston lying approximately 3 miles to the south west of the City Centre.

Nearby occupiers include Ben Rose Estate Agents, William Hill, Bridgfords, the Food Warehouse and Pump and Truncheon public house.

## Description

The premises comprise a ground floor lock-up retail unit that is currently undergoing complete refurbishment as part of the wider improvement and upgrading of the whole building.

Once complete, the property will provide a good size open plan retail area to the front with kitchen and WC facility, as well as ancillary storage accommodation, to the rear.

It is anticipated the premises will be available and ready for tenant fit-out during November 2023 but please contact Eckersley to discuss your interest in more detail.

## Accommodation

The premises will extend to an approximate net internal area (NIA) of 68.26 m<sup>2</sup> (734.7 ft<sup>2</sup>).

## Services

The accommodation will benefit from mains connections to gas, electricity, water and drainage.

## 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 make their own enquiries with the local planning authority, South Ribble Borough Council.

## Rateable Value

The property currently has a Rateable Value of £11,750 however, this may be subject to change once the refurbishment works are complete.

Some occupiers may benefit from Small Business Rates Relief dependent on individual circumstances.

Interested parties should therefore make their own enquiries of the local rating authority, South Ribble Borough Council ([www.southribble.gov.uk](http://www.southribble.gov.uk)).

## Tenure

The premises will be available by way of a new internal repairing lease, with the tenant being responsible for all doors, windows and shopfront, for a term of years to be agreed.

The tenant will also make a proportionate contribution towards the building insurance cost in respect of the property.

## Asking Rental

£12,500 per annum exclusive, payable quarterly in advance.

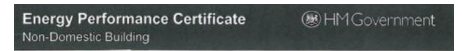
## VAT

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

## Legal Costs

Each party will bear their own legal fees incurred in the transaction.

## Energy Performance Certificate



Certificate Reference Number:

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/ebcd](http://www.communities.gov.uk/ebcd).

### Energy Performance Asset Rating



### Technical information

Main heating fuel:  
Building environment:  
Total useful floor area (m<sup>2</sup>):  
Building complexity (NOS level):

### Benchmarks

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

## 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.

## All Enquiries

Please contact the sole agents to discuss this exciting opportunity further:

### Eckersley

Telephone: 01772 883388  
Contact: Mary Hickman  
Email: [mh@eckersleyproperty.co.uk](mailto:mh@eckersleyproperty.co.uk)