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**TO  
LET**



## GROUND FLOOR RETAIL PREMISES

42.9 m<sup>2</sup> ( 462 ft<sup>2</sup> )

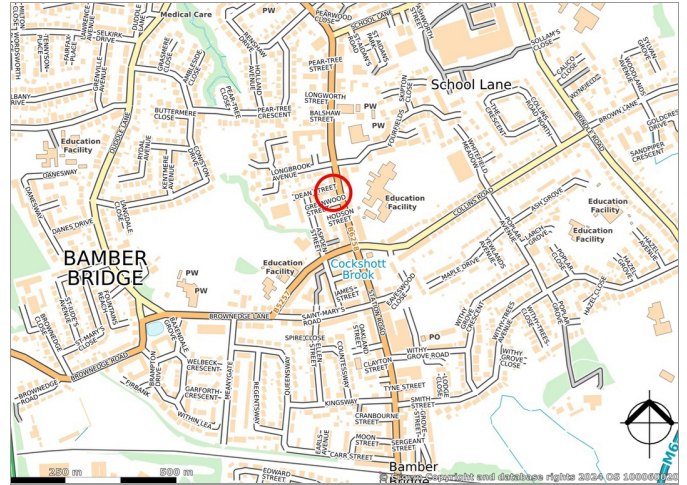
**94 Station Road  
Bamber Bridge  
Preston  
PR5 6QP**

- Open Plan Accommodation
- Suitable For A Variety Of Uses
- Accessible Location

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

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## Location

Situated in Bamber Bridge the premises front Station Road (B6258), between its junctions with Dean Street and Greenwood Street,

Nearby commercial occupiers include Ballroom Salon, Peter Buckley Chemists and Greenhalgh's Bakers with the property also benefiting from being situated directly facing Brownedge St Mary's High School.

On-street car parking is available in close proximity to the premises.

## Description

The property comprises a ground floor lock-up retail unit benefiting from a glazed timber framed display window to the Station Road frontage.

Internally, the premises provide open plan accommodation together with kitchen/WC facility to the rear. The accommodation is fitted in keeping with its previous use as a hairdressing salon being plastered and painted throughout and benefitting from recessed spotlights and tiled floor. The property would suit a similar occupier but would also be suitable for a wide variety of uses.

Externally, the property has access to an enclosed yard to the rear.

## Accommodation

The subject premises extend to an approximate net internal area (NIA) of 42.9 m<sup>2</sup> (462ft<sup>2</sup>).

## Services

We understand that the premises have mains connections to gas, electricity, water and drainage, and benefit from gas central heating.

## Rating Assessment

The property currently has a Rateable Value of £5,100.

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)).

## 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.

## Tenure

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

## Asking Rent

£7,500 per annum exclusive, payable quarterly in advance.

## Energy Performance Certificate

94 STATION ROAD BAMBER BRIDGE PR10 6QP	Energy rating <b>B</b>	Valid until: 27 October 2030 Certificate number 8977-3148-7180-5666-1692
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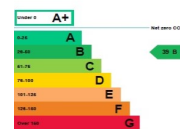
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	46 square metres

### 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 energy rating is B.



Properties get a rating from A+ (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

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.

## 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.

## Enquiries

Please contact the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

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