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**TO LET
FOR SALE**



SUPERMARKET PREMISES

1,348 m² (14,510 ft²)

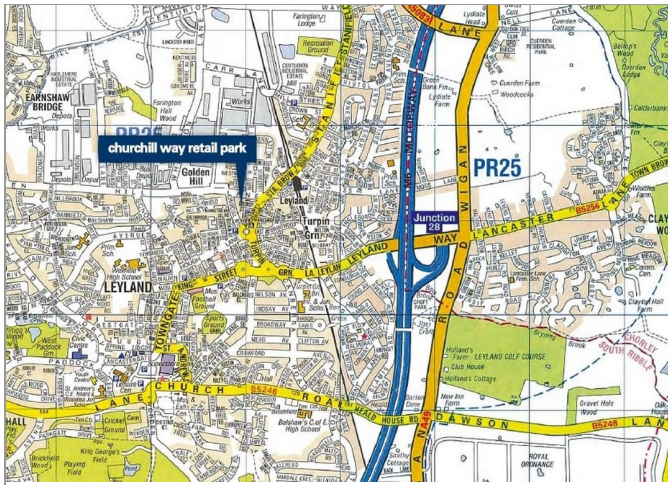
Lidl Supermarket
Churchill Way Retail Park
Churchill Way
Leyland
PR25 3LZ

- Highly prominent location
- Established centrally located retail park
- Substantial car park
- Occupiers include McDonalds, B&M and Domino's.
- Alternative uses S.T.P

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 retail unit lies within the well established and centrally located Churchill Way Retail Park. The development occupies the majority of an island location with significant profile onto Golden Hill Lane (B5256) and Churchill Way. Golden Hill Lane is the major thoroughfare to the north of Leyland connecting the M6 and the employment areas located to the west of the town.

Leyland is located circa 4 miles to the south of Preston and 3.5 miles to the north west of Chorley with junction 28 of the M6 being less than 1 mile to the east of the site.

Existing occupiers within the development include B&M, Brantano, Poundstretcher, McDonald's and Domino's.

Description

The property comprises a substantial single storey end retail unit benefiting from a service yard to the rear and substantial customer car park providing circa 150 spaces or thereabouts.

Accommodation

The accommodation extends to the following approximate gross internal floor areas:

	m ²	ft ²
Sales	970	10,441
Back of house storage	378	4,069
Total	1,348	14,510

Services

It is understood that all mains services are connected to the property including electricity, gas, water and drainage.

We recommend parties make their own separate enquiries in this regard.

Tenure

The property is being offered with the benefit of vacant possession and is held long leasehold being the remainder of a 125 year lease w.e.f. 18th August 1998 at a peppercorn rental.

Leasehold terms are also available subject to terms and covenant strength.

Rating Assessment

The property has a Rateable Value of £195,000.

Interested parties are recommended to make their own enquiries via the local rating depart at South Ribble Borough Council (www.southribble.gov.uk).

Planning

The property is presently in use as a supermarket, generally falling within Class E (a) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

We believe the property may offer potential for a range of alternative uses subject to securing the appropriate planning permission.

Interested parties are invited to make their own separate enquiries via the Local Planning Authority, South Ribble Borough Council (www.southribble.gov.uk)

Asking Price/Rental

Upon Application

Photographs and plans

All photographs and plans included within these particulars are for indicative purposes only and should not be relied upon.

VAT

We understand that all figures quoted will be subject to VAT at the standard rate.

Energy Performance Certificate

Energy performance certificate (EPC)		
Let/UK/Comb/Churchill Way/LEYLAND/PR25 3LZ	Energy rating C	Valid until: 15 September 2030 Certificate number: 6580 6130 4112 1328 5986

Property type: A1/A2 Retail and Financial/Professional services

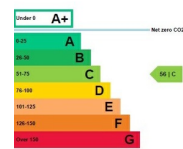
Total floor area: 1351 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 27 | B

If typical of the existing stock: 80 | D

Legal fees

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

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

Enquiries

Via the sole agents.

Eckersley

Contact: Mark Clarkson

Tel: 01772 883388

Email: preston@eckersleyproperty.co.uk