

Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
commercial property solutions

**TO LET
FOR SALE**



GROUND FLOOR RETAIL SHOP

78.2 m² (842 ft²)

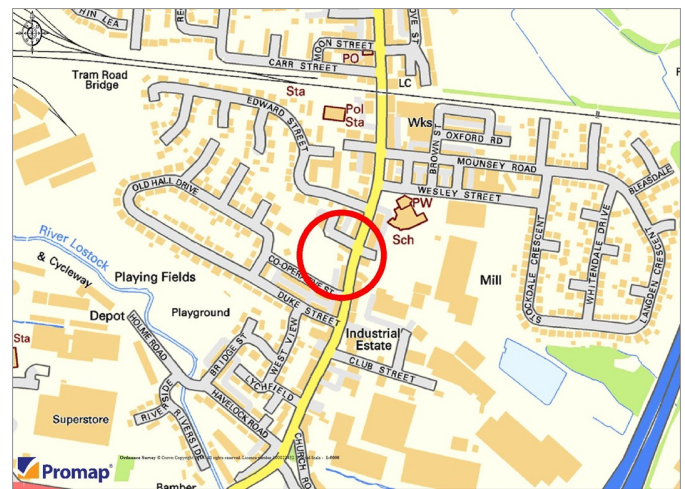
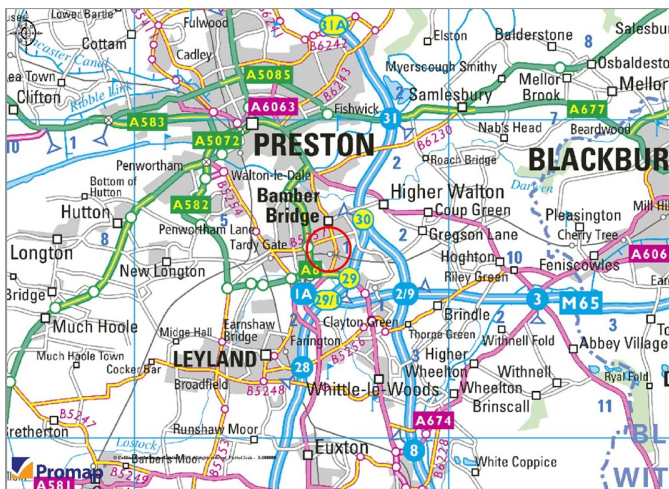
**308 Station Road
Bamber Bridge
Preston
PR5 6EH**

- Prominent position
- Open plan sales accommodation
- Self contained property
- Would suit a variety of uses

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 Preston
 PR1 3JJ

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 76 Church St E | lancaster@eckersleyproperty.co.uk
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Location

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

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

Nearby commercial occupiers include Eco Renewals Group, Lofthouse Motor Services and Fairways Carpets.

Description

The premises comprise the ground floor of a two storey detached property benefiting from uPVC double glazed display windows to the front elevation.

Internally the ground floor provides predominantly open plan sales accommodation together with a partitioned office/storage area and WC/kitchen facility to the rear.

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

Accommodation

The premises extend to a net internal area (NIA) of approximately 78.23 m² (842 ft²).

Services

We believe that the premises benefit from mains connections to electricity, water and drainage.

Rating Assessment

The premises have a Rateable Value of £10,750.

Interested parties should make their own enquiries with South Ribble Borough Council (www.southribble.gov.uk).

Planning

We believe that the premises benefit from an established within Class E (commercial) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries with the local planning authority, South Ribble Borough Council (www.southribble.gov.uk).

Tenure

We understand that the property is held on a long leasehold basis under the remainder of a 999 year lease from 29th August 1990 at peppercorn rental. The long leaseholder is liable to contribute towards the costs of maintaining and repairing the external building fabric.

Alternatively, our Client will consider a letting of the premises by way of an effective full repairing and insuring lease, for a term of years to be agreed. A service charge contribution towards the external building fabric may be payable.

Sale Price

Offers in the region of £125,000.

Asking Rental

£11,000 per annum exclusive.

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.

Energy Performance Certificate

Hamiltons Florist 305 Station Road Bamber Bridge PRESTON PR5 6EH	Energy rating D	Valid until: 31 October 2028 Certificate number: 6235-2006-1930-8790-9603
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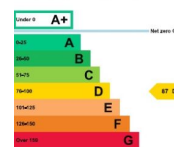
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	78 square metres

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 D.



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.

VAT

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

Money Laundering

Please note that, once an offer is accepted, we are required to undertake customary due diligence on all prospective Purchasers and Tenants (subject to rental amount). This includes obtaining proof of identity and proof of address.

An anti money laundering check will then be carried out via SmartSearch in order to comply with HMRC anti money laundering requirements.

Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: preston@eckersleyproperty.co.uk