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**TO  
LET**



## WELL LOCATED RETAIL PREMISES

55.7 m<sup>2</sup> ( 600 ft<sup>2</sup> )

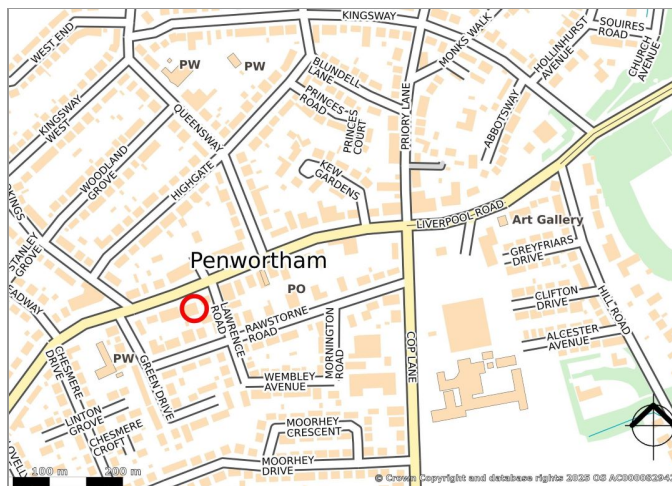
**89a Liverpool Road  
Penwortham  
Preston  
PR1 0QB**

- Would Suit A Variety Of Uses
- External Covered Area To Front
- Busy Suburban Centre Location

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

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PR1 3JJ

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Lancaster  
LA1 1ET



## Location

The premises are situated fronting Liverpool Road (A59) within Penwortham district centre which accommodates a varied range of both national and independent retailers and service providers

Occupiers in the vicinity include Costa Coffee, Subway, John Ellis Hairdressing, RSPCA, Cats Protection League, Papa Johns Pizza and The Tap and Vine bar and restaurant.

## Description

The subject property comprises a lock-up retail shop which occupies part of the ground floor of a larger two-storey detached property and benefits from a uPVC door and shopfront.

Internally, the premises provide a customer facing retail sales area to the front, having timber flooring and LED lighting, together with a further sales/ancillary area to the rear. In addition, the unit has the benefit of a fitted kitchen and shower room with a WC facility.

There is an enclosed yard at the rear of the premises and an area of hardstanding to the front beneath a glazed canopy which could provide some external seating or display area.

## Accommodation

The accommodation extends to an approximate Net Internal Area of 55.74 m<sup>2</sup> (600 ft<sup>2</sup>).

## Services

We understand that the unit benefits from mains connections to electricity, water and drainage.

## Rating Assessment

The premises will need to be reassessed for rating purposes.

Interested parties should therefore make their own enquiries of the local rating authority, South Ribble Borough Council.

## Planning

It is understood that the premises are currently classed as having a Sui Generis use under the Town and Country Planning (Use Classes) Order 1987 (as amended) as they previously formed part of a larger unit which was occupied as a whole by the adjacent business.

Interested parties should therefore make their own enquiries in respect of their proposed use of the premises with the local planning authority, South Ribble Borough Council.

## Tenure

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

The tenant will also be responsible for reimbursing the appropriate proportion of the buildings insurance and to keep the rear yard and area of hardstanding directly to the front of the unit clean and tidy.

## Asking Rental

£15,000 per annum.

## VAT

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

## Energy Performance Certificate

Energy performance certificate (EPC)		
85a Liverpool Road Penwortham PR1 1QB	Energy rating <b>D</b>	Valid until 12 May 2035
		Certificate number: 4056 7927 1643 1488 6808

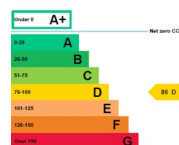
Property type	Retail/Financial and Professional Services
Total floor area	61 square metres

### 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 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.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## Photographs and Plans

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

## All Enquiries

Please contact the sole agents:

**Eckersley**

Telephone: 01772 883388

Contact: Mary Hickman

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