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**TO
LET**



GROUND FLOOR RETAIL PREMISES

97.8 m² (1,052.8 ft²)

**167 Liverpool Road
Hutton
Preston
PR4 5FE**

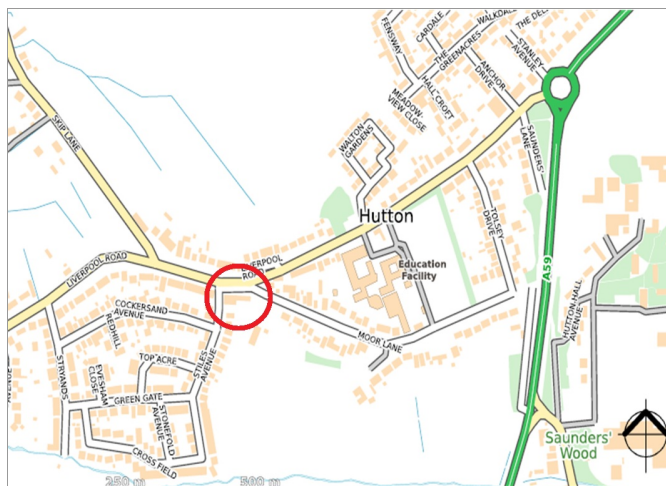
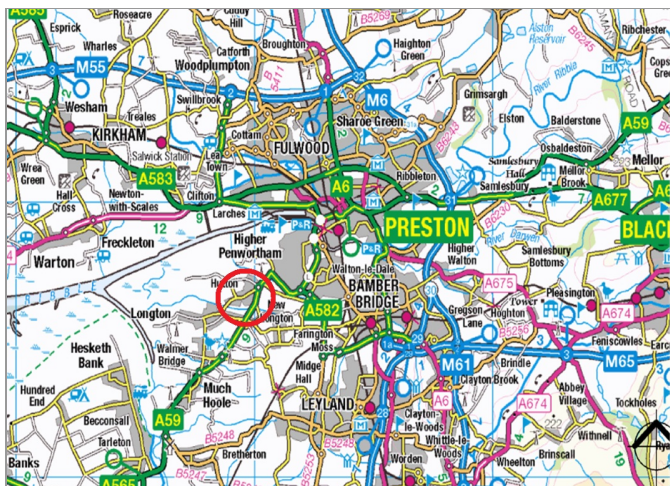
- Prominent District Centre Position
- Would Suit A Variety Of Uses
- Accessible Location

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Location

The premises form part of a parade of retail shops in the centre of the popular residential suburb of Hutton which is located approximately 4 miles to south west of Preston City Centre. The property fronts Liverpool Road, the main thoroughfare through Hutton.

The retail parade accommodates a range of independent retailers and service providers including Mullens Barbershop, The Pilates Room, Revitalise Wellness Clinic, Bartons Bakehouse, Lucky Star takeaway, J & P Hair salon and Ohana Paradise Beauty salon. Hutton Grammar School is also located in close proximity. On-street parking is available directly to the front of the property.

Description

The premises comprise the ground floor of a larger two-storey mid-terrace property benefiting from uPVC double glazed display windows to the front together with uPVC doors.

Internally, the retail unit provides open plan retail sales accommodation to the front, benefiting from a suspended ceiling and vinyl flooring, together with a further good size open plan area to the rear. A WC facility and kitchenette area are also provided.

There is an enclosed yard/garden area to the rear of the building and a wide pedestrian pavement to the front.

Accommodation

The premises extend to an approximate internal area (NIA) of 97.8 m² (1,052.8 ft²).

Services

We understand the subject premises have mains connections to electricity, water and drainage.

Rating Assessment

As from the 1 April 2026 the premises will have a Rateable Value of £13,000

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

Planning

We understand the premises benefit from a use generally within Class E of the Town & Country (Use Classes) Order 1987 (as amended).

Interested parties are, however, recommended to make their own separate enquiries via the local planning authority, South Ribble Borough Council (www.southribble.gov.uk)

Tenure

The premises are to be offered on a new internal repairing lease for a term of years to be agreed with the tenant being responsible for all doors, windows and shopfront and for reimbursing the appropriate proportion of the buildings insurance. The tenant will also be obliged to keep the rear yard tidy.

Asking Rental

£16,200 per annum, exclusive.

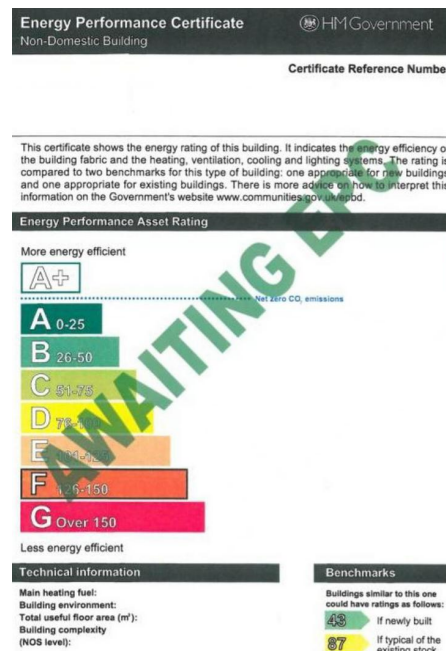
VAT

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

Legal Costs

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

Energy Performance Certificate



Photographs and Plans

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

Enquiries

Please contact the sole agents:

Eckersley

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