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NEW RETAIL DEVELOPMENT

85 m² (915 ft²) — 86 m² (926 ft²)

Units 2 & 3
The Kingsfold Centre
93 - 99 Pope Lane
Penwortham
Preston
PR1 9DB

- Popular District Centre Location
- Excellent profile location on the junction of Pope/Cop Lane
- Dedicated Parking and Servicing
- Would Suit A Variety Of Uses S.T.P
- Due For Completion in Q4 2026

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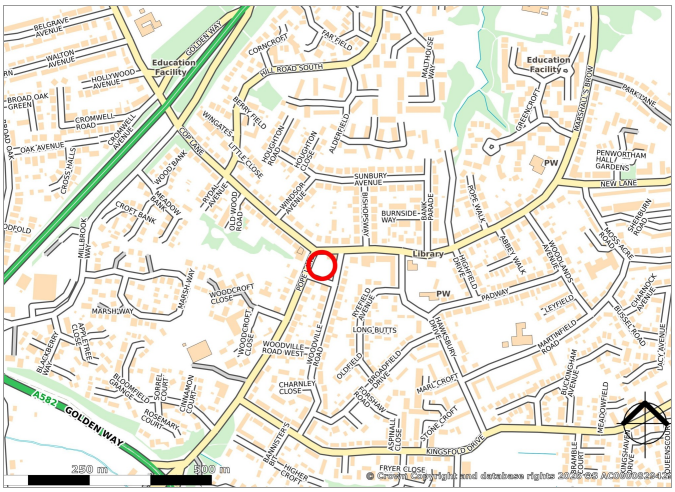

Location

Located in a prominent position fronting Pope Lane at its junction with Cop Lane, the property occupies a central position within the Kingsfold district centre in Penwortham, a well-established and popular residential suburb approximately 1.5 miles south west of Preston city centre.

The location benefits from good accessibility, with direct routes into Preston city centre and convenient connections to the wider road network, including the A59 and nearby access to the M6 and M65 motorway network. The surrounding area is predominantly residential in character, supporting a strong and consistent local catchment.

Kingsfold district centre provides a range of local retail, service and community uses, including a small convenience store, pharmacy, medical centre, library and primary school, all within close proximity, which collectively underpin regular footfall and day-to-day trade within the immediate vicinity.

Description

The development will comprise four newly constructed single storey retail units of varying sizes, as shown on the indicative plan, with practical completion anticipated towards the end of 2026.

Planning consent has been granted for retail use, to include a convenience store and one hot food takeaway unit. The scheme is considered suitable for a range of alternative uses, subject to obtaining the necessary planning consent.

The units will be delivered to a shell and core specification, incorporating attractive glazed shopfronts, providing occupiers with flexibility to undertake their own fit-out.

The scheme will benefit from dedicated servicing provision and associated car parking, set within a well-presented, low maintenance landscaped environment.

Accommodation

The units once complete will extend to the following Gross Internal Areas:

	m²	ft²
Unit 2	85	915
Unit 3	86	926

Services

We understand that mains electricity, water and drainage connections will be available to distribution points in each unit with the hot food takeaway also benefiting from a mains gas connection.

Planning

The development has permission for the erection of 3 new retail units and one hot food takeaway unit as granted under application no. 07/2020/00907/FUL. Other uses within Class E will be considered, subject to any necessary planning consent being obtainable.

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

Tenure

The accommodation is available by way of new effective full repairing and insuring leases, terms to be agreed.

Service Charge

A service charge contribution will be payable by each tenant to cover the cost of maintenance, management and upkeep of the common parts and communal areas.

Annual Rentals

The units are offered at the following asking rentals. All rentals are quoted per annum and exclusive of all outgoings:

Unit 2	£23,500
Unit 3	£23,500

VAT

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

Legal Costs

Each party will bear their own legal costs incurred in the transaction.

Photographs and Plans

All photographs and plans incorporated herewith are indicative and provided for identification purposes only and should therefore not be relied upon.

Further Information

Please contact the sole letting agents:
Eckersley
Telephone: 01772 883388
Contact: Mark Clarkson / Mary Hickman
Email: preston@eckersleyproperty.co.uk

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