

TO LET

**119 TOWNGATE
LEYLAND
PR25 2LQ**



Rent: £10,000pa

- Retail shop.
- Prominent central location.
- Open plan retail area.
- 64 sq m (690 sq ft) NIA.
- Roller shutters.

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice the (i) the particulars are produced in good faith, are set out as a guide and do not constitute part of a contract; (ii) no person in the employment of Peter E Gilkes has any authority to make or give any representation or warranty whatsoever in relation to this property.



CHARTERED SURVEYORS
PROPERTY CONSULTANTS, VALUERS & ESTATE AGENTS

Peter E Gilkes FRICS | Bernadette Gilkes | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



Description: Prominent Town Centre retail unit with open plan ground floor sales area.

Location: Proceeding along Towngate the unit is situated approximately midway between Tesco and Asda Stores.

Accommodation: Ground Floor

(all sizes are approx) **Sales Area** 5.8m x 9.7m (19' x 32') reducing to 4.3m (14')
Suspended ceiling with inset lighting.



Staff/Stock Room 3.6m x 2.9m (12' x 9')
With sink unit and toilet.



Storeroom 3.7m x 2.7m (12'3 x 9') with rear door to alleyway.

Lease Terms:

Rent: £10,000pa with first three months payable on completion and quarterly thereafter.

Term: Three years or multiples thereof.

Use: Retail/Office/Cafe.

Repairs: Internal responsibility on tenant including plate glass.

Rates: Tenant's responsibility.

Outgoings: Electricity and water and other outgoings payable by tenant.

Assessment: According to the Valuation office Website the premises are described as 'Shop and Premises' with a Rateable Value of £7,100. Interested parties should make their own enquiries with South Ribble Borough Council's Business Rates Department as regards their eligibility for Small Business Rates Relief.

Services: Mains gas, electricity and water supplies are laid on, drainage to main sewer.

To View: Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.

Energy Rating: We understand an Energy Performance Certificate has been commissioned and will be available upon request.

Note: All services throughout the property are untested. Interested parties must satisfy themselves as to the condition of the central heating system, fitted fires, and other appliances and fittings where applicable.