

TO LET

**79 LEYLAND LANE
LEYLAND
PR25 1XB**



Rent: £7,000 per annum

- Open plan ground floor retail unit.
- 56 sq m (602 sq ft) NIA.
- First floor storage 26.5 sq m (285 sq ft) NIA.
- Front forecourt.
- Rear delivery access.

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: Ground and first floor retail accommodation situated within an established neighbourhood parade with a prominent roadside location with car parking.

Situated on the outskirts of Leyland Town Centre close to an expanding residential catchment due to nearby housing developments.

Location: Proceeding along Golden Hill Lane (B5256) approaching the junction turning left into Leyland Lane where the shop is approximately 20m on the left hand side.

Accommodation: Ground Floor
(all sizes are approx) 4.9m x 9.1m (16' x 30') + 2.1m x 7.2m (7'2 x 23'8)



First Floor

4.9m x 3.3m (16' x 10'10) + 2.4m x 0.8m (7'10 x 5'11)

Kitchen and male and female WC's



Outside: Rear enclosed yard.

Lease Terms:

Rent: £7,000pa exclusive with the first three months' rental payable on completion and monthly in advance thereafter.

Term: Three years or multiples thereof.

Use: Retail (A1) with Financial and Professional Service (A2) and Restaurant/Café (A3) permitted subject to prior approval by South Ribble Borough Council's Planning Department.

Repairs: Internal repairing responsibility upon Tenant.

Insurance: Landlord to insure the building with the Tenant to reimburse the premium.

VAT: May be payable at the appropriate rate.

Legal Costs: Each party to bear their own legal expenses.

Assessment: According to the Valuation Office website the property is described as 'Shop and Premises' with a rateable value of £4,500. All interested parties should check with South Ribble Borough Council's Business Rates Department on 01772 625625 to ascertain their qualification for Small Business Rates Relief.

Services: Electricity and water supplies are laid on with drainage to the main sewer.

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

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

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.