

**PETER E GILKES & COMPANY**  
44 Market Street, Chorley, Lancashire, PR7 2SE

**Tel** 01257 266999 **Fax** 01257 264256

**Email** info@peteregilkes.co.uk



## TO LET

**306 LEYLAND LANE  
LEYLAND  
PR25 1UL**



**Rent: £6,650pa**

- Deceptively large ground floor retail unit 72 sq m (775 sq ft) NIA.
- Private car parking.
- Rear delivery access.
- Prominent roadside location.
- Return frontage.

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



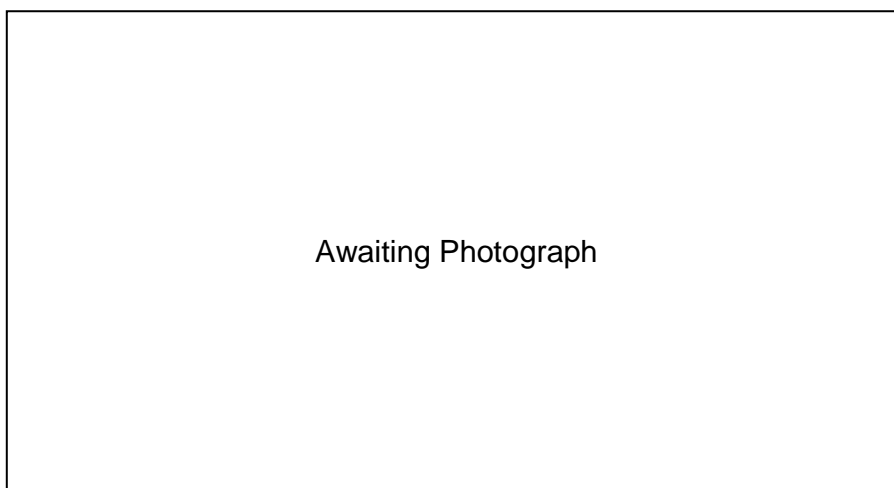
**Description:** Ground floor retail accommodation extended to the rear situated within an established neighbourhood parade on a prominent roadside location with return frontage and private car parking.

It is close to an expanding residential catchment area due to nearby housing developments.

**Location:** Proceeding along Leyland Lane between the Junction of Longmeanygate and Fox Lane and the property is approximately ½ way at the junction with Atherton Road.

**Accommodation: Ground Floor**

*(all sizes are approx)* **Sales Area 1** 5.4m x 5m (17'9 x 16'5)



**Sales Area 2** 4.2m x 3.3m (13'9 x 10'10)

**Sales Area 3** including kitchen 4.2m x 3.7m (13'9 x 12'2)

**Sales Area 4/Storeroom** 5.4m x 2.3m (17'8 x 7'6)

**WC**

**Outside:** Car parking on front forecourt and shared parking on side yard.

**Lease Terms:**

**Rent:** £6,650 pa exclusive with the first three months rental payable on completion and monthly in advance thereafter.

**Term:** Three years or multiples thereof.

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

**Repairs:** Internal repairing responsibility upon Tenant.

**VAT:** Not applicable.

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

**Rates:** Tenant's responsibility.

**Outgoings:** Tenant's responsibility.

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

**Assessment:** According to the Valuation Office website the property is described as 'Hairdressing Salon and Premises' with a Rateable Value of £6,900. All interested parties should make 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 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.