



TO LET

**FIRST FLOOR OFFICE
1 – 3 KING STREET
LEYLAND
PR25 2LE**



Rent: £7,500 pa

- First floor office accommodation 47 sq m (505 sq ft) NIA.
- Town Centre location.
- Close to public car park and on-street parking.
- Prominent roadside position.

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: First floor offices available as a whole within Leyland Town Centre close to public and on-street car parking. The offices provide a kitchen area with male and female toilets.

Location: Proceeding through Leyland Town Centre along Leyland Way (B5256) which leads onto King Street (B5254) and proceed for approximately 300m with the offices on the right hand side opposite Berry's Timber Yard. There is a public car park next to the premises.

Accommodation: Ground Floor

(all sizes are approx) from personal door off King Street a disabled WC is on the ground floor and staircase to first floor

Office 1 3.4m x 2.4m (11'4 x 8'2) = 8.6 sq m (93 sq ft)

Office 2 3.6m x 2.5m (11'11 x 8'3) = 9 sq m (100 sq ft)

Office 3 3.4m x 1.9m (11'5 x 6'5) = 6.9 sq m (75 sq ft)

Office 4 3.8m x 3'6m (12'6 x 11'11) = 14.5 sq m (143 sq ft)

Office 5 3.5m x 3.4m (11'7 x 11'4) = 12.2 sq m (132 sq ft)

Male and female WC's

Lease Terms:

Rent: £7,500pa with the first three months payable on completion and monthly in advance thereafter.

Term: Twelve months or multiples thereof.

Use: Offices (B1).

Repairs: Tenant is required to maintain and keep the premises in a good standard of repair.

VAT: Not applicable.

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

Rates: Tenants Responsibility.

Services: Tenant to contribute a fair proportion towards the cost of electricity and gas consumption.

Assessment: According to the Valuation Office website the property is described as 'Office and Premises' with Rateable Values of £2,550 and £1,125. All interested parties should make their own enquiries with South Ribble Borough Council's Business Rates Department on 01772 625625 to establish 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.