

PETER E GILKES & COMPANY

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TO LET

**GROUND FLOOR
366 LEYLAND LANE
LEYLAND
PR25 1TB**



Rent: £5,800 per annum

- Ground floor shop 28 sq m (301 sq ft).
- Rear store 5.5 sq m (59 sq ft).
- Prominent roadside location.
- On-street car parking available.

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 no 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 unit within a terrace including an off-licence, hairdressers, barbers and takeaway situated on the outskirts of Leyland Town Centre within the established Seven Stars Local Centre. The building benefits from on-street parking to the front.

Location: Close to the roundabout Junction of Fox Lane, the premises is opposite the Seven Stars public house.

Accommodation: The accommodation briefly comprises
(all sizes are approx)

Ground Floor **Retail Area:** 4.6m x 4.25m (15' x 14') plus 2.8m x 3m (9'2 x 9'10).
Rear Store: 3.24m x 1.7m (10'8 x 5'7).
WC.

Lease Terms:

Rent: £5,800 per annum with the first 3 months rental payable on completion and monthly in advance thereafter.

Term: 3 years or multiples thereof.

Use: Class E including Retail and Office/Professional Services.

Repairs: Internal repairing responsibility on tenant.

Building Insurance: Landlord to insure with Tenant responsible for reimbursement of fair proportion.

VAT: Not payable.

Legal Costs: Each party to be responsible for their own legal expenses.

Business Rates: Tenants responsibility.

Outgoings: Tenants responsibility.

Assessment: According to the Valuation Office website the premises are described as 'Ground Floor Shop and Premises' with a Rateable Value of £4,600.

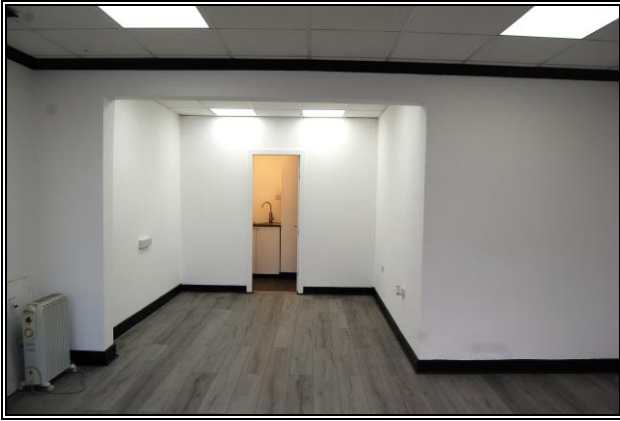
All interested parties should make their own enquiries for eligibility for small business rates relief to South Borough Council on 01772 625625.

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

Energy Rating: The property's Energy Rating is B under certificate number 2557-443-4461-4651-6911 valid until 30th October 2034.

To View: By appointment with the agents 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.



Retail Area



Retail Area

