

PETER E GILKES & COMPANY

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TO LET

**8 HOUGH LANE
LEYLAND
PR25 2SD**



Rent: £9,500 per annum

- Ground floor retail unit
- Prominent town centre location
- 47 sq m (506 sq ft) NIA
- Rear car parking space/loading area

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 situated in an established and prominent retail position with nearby occupiers being a chemist, beauty salon, solicitor's practice, Asda and Jollyes Pets.

Location: Proceeding into Leyland town centre along Hough Lane the building is on the left hand side close to the roundabout junction with Towngate and School Lane.

Accommodation: Ground Floor

(all sizes are approx)

Sales Area, bay window and entrance 3m x 1.4m plus 5.1m x 4.9m (9'8 x 4'5 plus 16'7 x 16').

Rear Office/Treatment Room 1 3.2m x 2.6m plus 0.8m x 2m (10'4 x 8'5 plus 2'6 x 6'5).

Rear Treatment Room 2/Store 1.9m x 3.4m (6'2 x 11'1).

Kitchen 1.5m x 1m (4'9 x 3'2).

WC

Outside: One car parking space and loading area.

Lease Terms:

Rent: £9,500 per annum exclusive with the first three months payable on completion and monthly in advance by Standing Order thereafter.

Term: Three years.

Use: Class E including retail, restaurant and office

Repairs: Internal repairing responsibility upon Tenant.

VAT: Not applicable.

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

Rates: Tenant's responsibility.

Services: Tenant's responsibility.

Insurance: Landlord to insure with the Tenant responsible for a fair proportion of the premium.

Assessment: According to the Valuation Office website the property is described as 'Shop and Premises' with a Rateable Value of £6,500. All interested parties should make their own enquiries with South Ribble Borough Council's Business Rates Department on 01772 421491 for their eligibility for Small Business Rates Relief and Business Rate payment.

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

Energy Rating: We understand the property has an Asset Rating of E.

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.



Front sales area with bay window



Front sales area



Kitchen



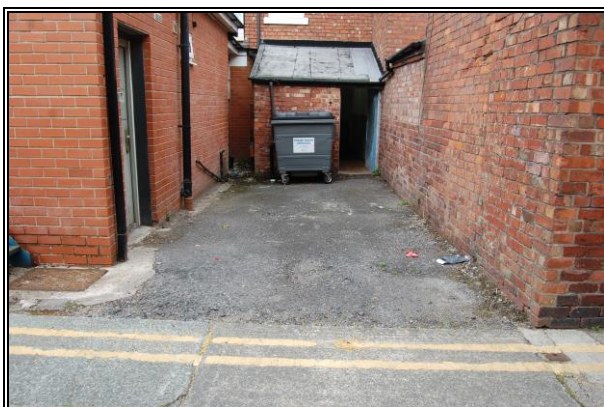
Rear corridor



Rear Office or Treatment Room 1



Rear Office or Treatment Room 2 or Store



Rear car parking space & rear loading