

**PETER E GILKES & COMPANY**  
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## TO LET

**GROUND FLOOR**  
**116-118 TOWNGATE**  
**LEYLAND**  
**PR25 2LQ**



**Rent: £10,500 pa**

- Prominent town centre location.
- Opposite Home Bargains.
- Open plan with treatment room and kitchen.
- 50.7 sq m (546 sq ft) NIA plus kitchen 6.8m (73 sq ft).
- Recently refurbished.

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 | Ben Gilkes BSc MRICS | Matthew J Gilkes BSc (Hons) MRICS



<b>Description:</b>	Recently refurbished ground floor retail/office unit situated on a prominent roadside location within Leyland Town Centre providing both open plan and private office/treatment room accommodation. To the rear is a fitted kitchen, WC and access to the yard.
<b>Location:</b>	Proceeding into Leyland Town Centre along Towngate the premises is located at the Junction of Towngate and Broad Street.
<b>Accommodation: Ground Floor</b>	
<i>(all sizes are approx)</i>	
	<b>Sales Area</b> 35.3 sq m (380 sq ft) NIA.
	<b>Private Office/Treatment Room</b> 15.5 sq m (166 sq ft) NIA.
	<b>Kitchen</b> 6.8 sq m (73 sq ft).
	Store underneath stairwell and WC.
<b>Outside:</b>	Enclosed secure rear yard with access to the alleyway.
<b>Lease Terms:</b>	
<b>Rent:</b>	£10,500 per annum with the first three months payable on completion and monthly in advance thereafter.
<b>Term:</b>	Three years or multiples thereof.
<b>Use:</b>	Retail/Offices (Class E).
<b>Repairs:</b>	Tenant is responsible for internal repairs including plate glass with Landlord responsible for the main structure.
<b>VAT:</b>	Not payable.
<b>Legal Costs:</b>	Each party to bear their own legal expenses.
<b>Rates:</b>	Tenant's responsibility.
<b>Outgoings:</b>	Electricity and Water charges to be Tenant's responsibility.
<b>Insurance:</b>	Landlord to insure the building with the Tenant responsible for a fair proportion of the premium as additional rent.
<b>Assessment:</b>	According to the Valuation Office website the property has two Rateable Values. The property is described as 'Beauty Salon and Premises' with a Rateable Value of £2,350 and 'Barbers Shop and Premises' at £7,600. The Rateable Values take effect from the 1 <sup>st</sup> April 2026 and all interested parties should contact South Ribble Borough Council's Business Rates Department on 01772 265265 to establish eligibility for Small Business Rates relief.
<b>Services:</b>	Electricity and water supplies are laid on with drainage to main sewer. Heating to be agreed and installed by the Landlord.
<b>Energy Rating:</b>	The property has an Energy Performance Certificate with Band C valid until August 2032.
<b>To View:</b>	Strictly by appointment with Peter E Gilkes & Company and with whom all negotiations should be conducted.
<b>Note:</b>	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.



Sales Area



Sales Area



Sales Area



Sales Area



Private Office or Treatment Room



Kitchen