

**PETER E GILKES & COMPANY**  
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## FOR SALE

**353 LEYLAND LANE  
LEYLAND  
PR25 1UP**



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**Price: £145,000**

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- Ground floor café 60 sq m (645 sq ft) NIA.
- Tenanted first floor flat.
- Established retail location.
- Prominent roadside visibility.

Peter E Gilkes & Company and for the vendors or lessors of this property whose agents they are give notice that (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>	Vacant ground floor retail unit previously trading as a café suitable for other uses within Class E with separately accessed first floor flat.
	The building is within an established retail location close to densely populated residential area and a primary and high school.
	There is a one-bedroom flat above which is accessed from the rear yard with a long-term Tenant in occupation under an Assured Shorthold Tenancy at a rental of £85 per week.
	The ground floor provides a partition kitchen with extractor hood and flue extraction to the rear of the building. To the rear is a storeroom and small kitchen, WC and access into the rear yard.
	Services have been split with the ground floor having its own electricity supply with the first floor flat having its own electricity and gas supply with separate meters
	The property has the benefit of being re-roofed approximately four years ago.
<b>Location:</b>	Proceeding along Leyland Lane the premises is on the left hand side prior to the roundabout junction meeting Fox Lane, Leyland.
<b>Accommodation: Ground Floor</b>	
<i>(all sizes are approx)</i>	6.2m x 7.85m (8'5 x 25'7) including partition kitchen at 4.6m x 2.3m (15' x 7'5) with rear passageway leading to rear door, WC, kitchen/storage area. 2.9m x 2.3m (9'5 x 7'5) plus 2m x 2.3m (6'5 x 7'5).
	<b>First Floor Flat (Accessed from rear yard)</b>
	<b>Front Lounge</b> 6.3m x 3.65m (11'8 x 12').
	<b>Bedroom</b> 2.5m x 3.3m (8'2 x 10'8).
	<b>Kitchen</b> 1.8m x 3.3m (5'9 x 10'8).
	<b>Bathroom</b> 1.8m x 2.1m (5'9 x 6'8) including low level WC, hand basin, bath and electric shower.
<b>Outside:</b>	Yard area accessed from alleyway off Fox Lane.
<b>Sale Price:</b>	£145,000 (One Hundred and Forty Five Thousand Pounds).
<b>VAT:</b>	Not payable.
<b>Assessment:</b>	According to the Valuation Office website the property is described as 'Café and Premises' with a Rateable Value of £7,100 and it is assumed subject to qualification a potential Tenant/Occupier will qualify for Small Business Rates Relief. We understand the first floor flat is within Band A for Council Tax purposes. All interested parties should make their own enquiries with South Ribble Borough Council on 01772 625625.
<b>Services:</b>	Mains gas, electricity and water supplies are laid on, drainage to main sewer.
<b>Energy Rating:</b>	The ground floor has an Energy Rating of B valid until 8 <sup>th</sup> December 2035 and the first floor flat has an Energy Rating within Band D which expires July 2026.

**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.



Entrance and Front Window



Front Seating Area



Kitchen



Rear Store 1



Rear Store 2



Rear Yard and Flat Entrance