

PETER E GILKES & COMPANY

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TO LET

**10 HOUGH LANE
LEYLAND
PR25 2SD**



Rent: £12,500 pa

- Ground floor retail unit.
- 46.8 sq m (504sq ft) NIA.
- Storeroom 12.9 sq m (138 sq ft).
- Delivery access via Sumner Street.
- Prominent town centre location.

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



- Description:** Ground floor open plan retail unit situated in an established retail corner position.
- Nearby occupiers include an opticians, chemist, Solicitors practice and Asda.
- 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** 5.1m x 9.1m (16'9 x 30').
Store Room 2.9m x 5.8m (9'6 x 19') including staff WC.
Kitchen 2m x 2m (6'6 x 6'6) with door/delivery access on to Sumner Street.
- Lease Terms:**
- Rent:** £12,500pa 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 £15,000 with effect from April 2026. All interested parties should make their own enquiries with South Ribble Borough Council's Business Rates Department on 01772 421491.
- Services:** Electricity and water supplies are laid on with drainage to main sewer.
- Energy Rating:** We understand the property has an Energy Performance Certificate in Band D valid until February 2028.
- 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.

