

TO LET

MODERN TRADE COUNTER / INDUSTRIAL UNIT

5,137 Sq Ft



UNIT 3 KINGS COURT, KING STREET, LEYLAND, LANCASHIRE , PR25 2SF

- Well maintained accommodation
- Close to Leyland town centre
- Easy access to the national motorway network



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Location

Leyland is a busy market town located approximately 5 miles south of Preston. It benefits from excellent transport links via junction 28 of the M6 motorway, which is within half a mile of the premises with the M61 & M65 motorways also within close proximity.

Kings Court is situated on King Street, the main arterial route leading into Leyland Town Centre from the M6 generating significant passing traffic.

Description

The premises forms part of a larger industrial/office complex and is of brickwork construction under a steel truss roof with insulated steel panels incorporating translucent roof lights.

It has the benefit of 2 large roller shutter doors, w.c and canteen facilities, lighting and heating.

Outside is a loading and parking area.

Accommodation

We have calculated the gross internal area of the property to be 5,137 sq.ft

Lease Terms

The unit is available by way of a new lease for a minimum period of 5 years on full repairing and insuring terms.

The rent is to be paid quarterly in advance and is exclusive of the costs of occupation which include business and water rates, electricity and gas.

Rating

The property has a rateable value of £31,000.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT is applicable to the figures quoted in these particulars

Services

All mains services are available to the premises including 3 phase power and gas.

EPC

An EPC is available on request

Planning

Light industrial and storage units/trade counter basis's would be permitted

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£41,000 Per Annum

Viewing

Strictly via sole agent Taylor Weaver Limited
Neil Weaver MRICS
Tel: 01254 699 030

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