

FOR LEASE

HIGH STREET POSITION, WEALTH OF PASSING TRADE

87 LIVERPOOL ROAD
PENWORTHAM
PRESTON
PR1 0QB

- DECEPTIVELY SPACIOUS COMMERCIAL PREMISES
- CUSTOMER CAR PARKING TO FRONT FORECOURT
- L-SHAPED PREMISES AND OPEN PLAN
- REAR GARAGE FOR STORAGE, ACCESS TO THE SIDE
- VERY BUSY POSITION IN THE TOWN CENTRE
- OUTSKIRTS OF PRESTON CITY
- TOTAL INTERNAL AREA: 920 SQ FT APPROX.

RENT: £18,000 PA EXC.



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

LIVERPOOL ROAD, PENWORTHAM

LOCATION

This commercial unit is located on Liverpool Road which is the main thoroughfare of Penwortham.

The location provides a highly visible position and a wealth of passing pedestrian and vehicle trade.

Liverpool Road, Penwortham benefits from a wealth of established businesses and surrounding dense residential locations. It is positioned on the outskirts of Preston city centre.

DESCRIPTION

The commercial premises comprise:

- Open plan and L-shaped shop premises.
- Excellent customer car parking to the front forecourt
- Additional on road car parking nearby
- Excellent signage and branding options
- Gas central heating system.
- Solar (PV) which solely benefits the premises
- Rear garage for storage: 4m x 6m (externally)

The premises would suit a variety of uses and internal viewing is essential to appreciate the accommodation on offer.

ACCOMMODATION

Ground Floor:

Open plan and L-shaped shop premises: 920 SQ FT.
Plus, WC with Wash hand basin.

RATEABLE VALUE

RV: £10,500

This is not the amount payable, but the amount used to calculate rates payable. Small business rate relief may be available to qualifying tenants. Contact Preston City Council for full details.

LEASE DETAILS/ LEGAL FEES

The property is available by way of a new effective FRI lease with terms to be negotiated. The ingoing tenant is responsible for the landlord's legal fees incurred. Quote to be provided.

ADDITIONAL PHOTOS

Can be viewed overleaf.

EPC

Rating: B

Expiry: 13th September 2031

Cert no: 6360-2920-3651-2309-5461

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents

VAT

We are informed that the property has not been elected for VAT.

VIEWINGS

Via prior appointment through Duxburys Commercial on 01772 280500 Option 1 or email:

adam@duxburyscommercial.co.uk

Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that;

(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.

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(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



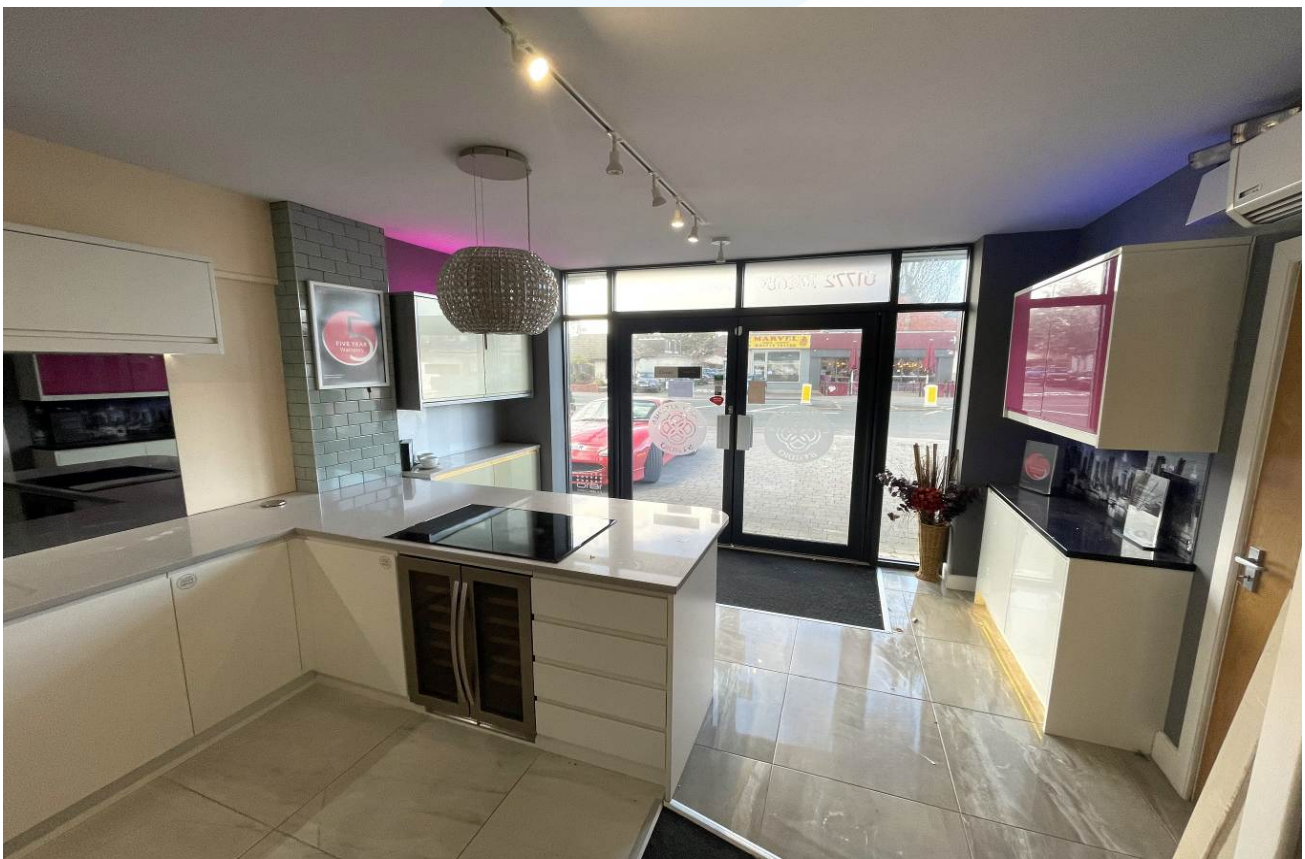
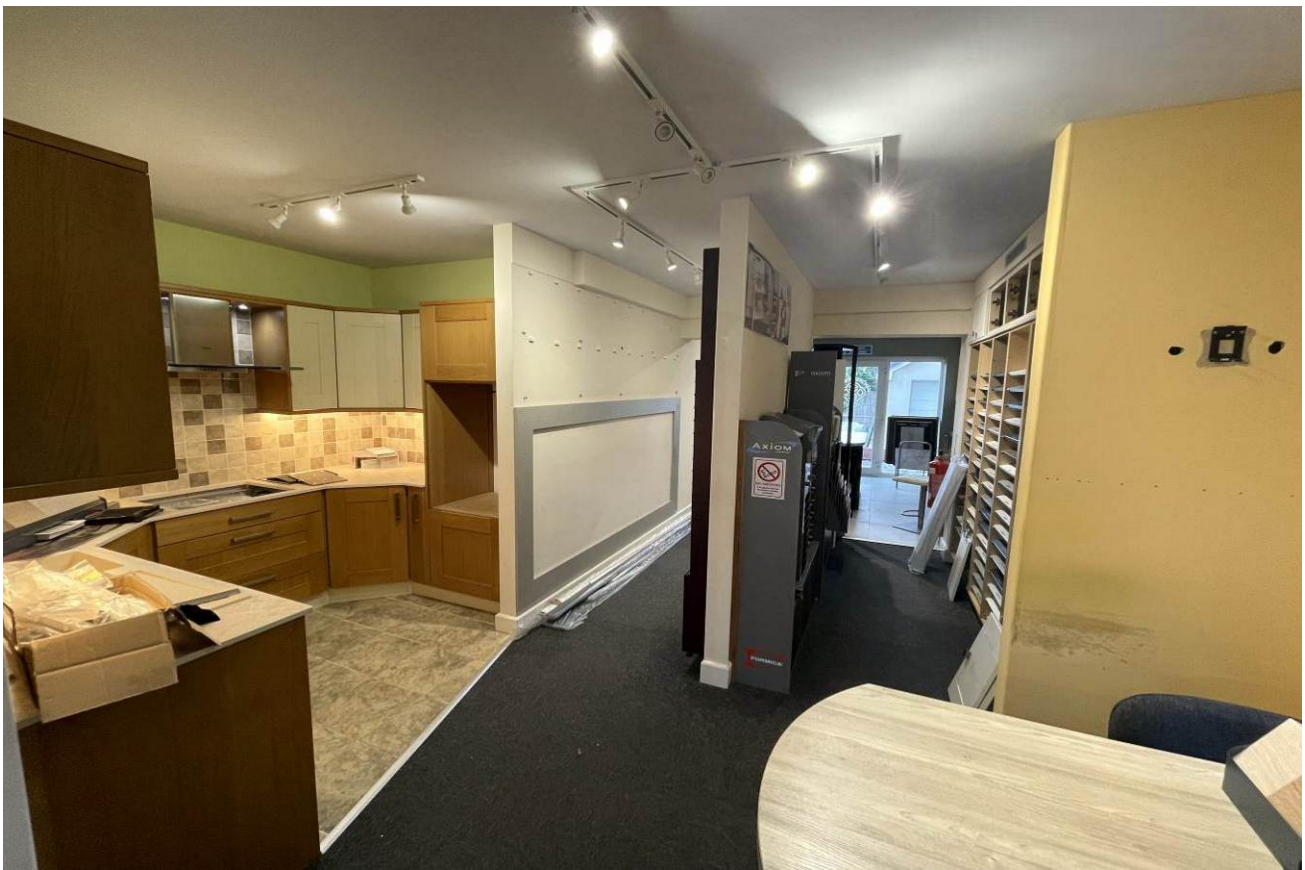


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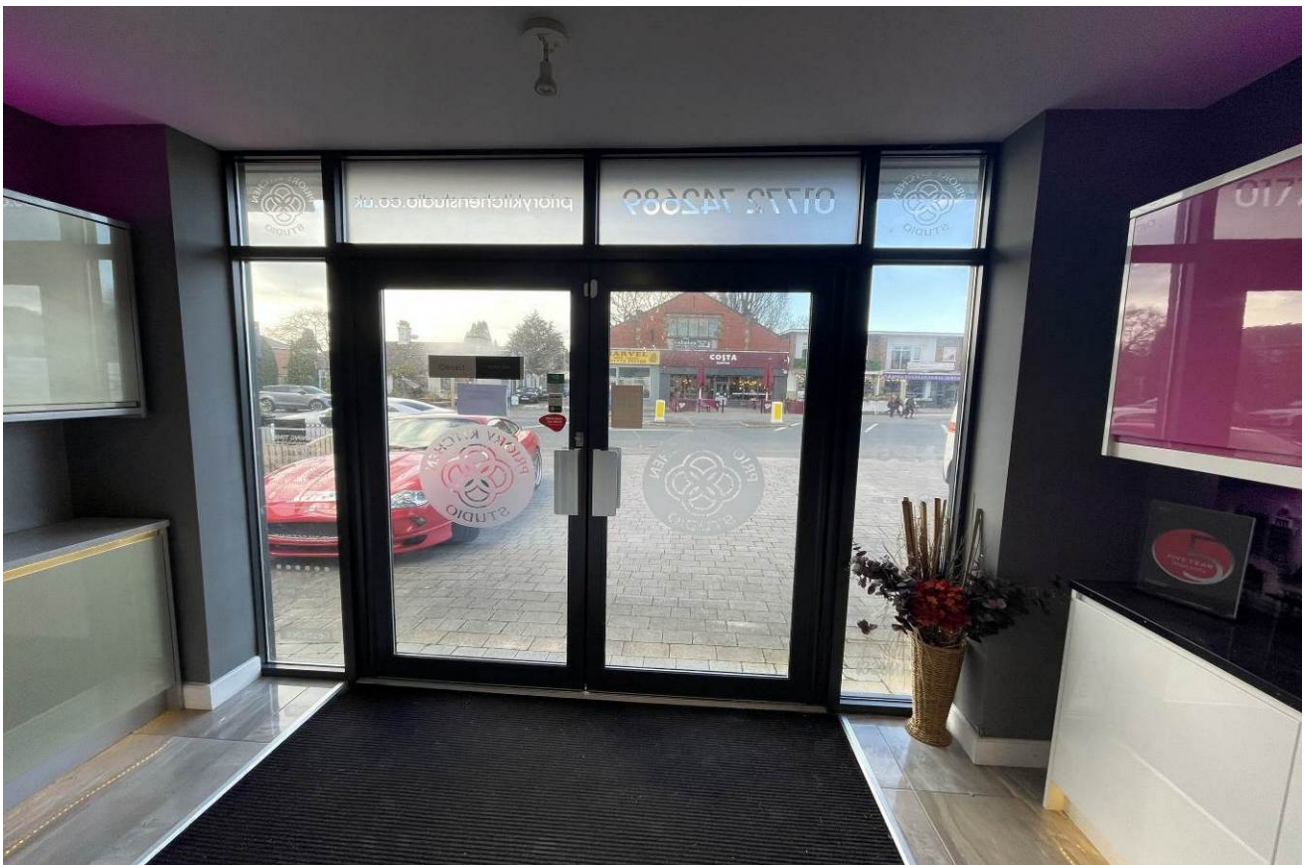


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