

TO LET

Good Quality Prominent Town Centre Retail Property
2,056 Sq Ft



45 HOUGH LANE, LEYLAND, LANCASHIRE, PR25 2SA

- Available for occupation in May 2026
- Prominent retail location close to newly redeveloped market.
- Competitive terms.



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Location

The property is situated in the popular market town of Leyland which has a population of 37,000.

It is located 6 miles south of Preston and close to junction 28 of the M6 motorway,

It is the home of a number of well known international and national businesses including the former Leyland Trucks, now part of Paccar.

The property is situated on the north side of Hough Lane, the towns principal retail thoroughfare, opposite the junction at Meadow Street.

This area is undergoing significant regeneration with Leyland market hall currently being refurbished and a number of new residential developments taking place and amenity spaces created.

Description

The property comprises the former Santander Bank property providing good quality accommodation within the modern brick built property.

The ground floor provides predominantly open plan retail accommodation with ancillary back of house banking facilities to the rear, together with a ground floor w.c.

At first floor level there is a private office, w.c and kitchen facilities.

Accommodation

Based on the information provided we have received the following:

Gross frontage - 8.31 metres
Net frontage - 7.37 metres
Shop depth - 22.94 metres
Built depth - 26.92 metres

Ground floor retail area/offices - 149.2 sq. metres (1,605 sq. ft)
First floor office/ kitchen - 451 sq. ft

Tenure

Leasehold only.

Lease Terms

The property is available by way of a new lease from 5 years on full repairing and insuring terms. The rent is to be paid quarterly in advance.

Rating

With effect from 1st April 2026 the property will have a rateable value of £29,750, with rates payable expected to be in the region of £14,845

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

With the exception of gas, it is understood that all mains services are available to the property.

EPC

The property has an EPC rating of C (72). Further information is available upon request.

Planning

The property has planning consent for use as a bank. Other retail uses will be considered, subject to the relevant planning permissions being obtained

Availability

The property is available from mid spring 2026

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

£35,000 Per Annum

Viewing

Strictly through agents
Taylor Weaver
(Neil Weaver MRICS)
01254 699030

neil@taylorweaver.co.uk

