

TO LET

Town Centre Ground Floor Retail Property
414 Sq Ft



**81 BERRY LANE, LONGRIDGE, PRESTON, LANCASHIRE,
PR3 3WH**

- Popular High Street Location
- Competitive Terms
- Immediate Occupation



81 BERRY LANE, LONGRIDGE, PRESTON, LANCASHIRE, PR3 3WH

Location

The property is situated on Berry Lane in the centre of Longridge, surrounded by local, regional and national retailers

Description

The property comprises a ground floor self contained lock up retail property.

It has a display window to Berry Lane, with spotlight lighting, internal roller shutter door and wall shelf brackets/supports. To the rear is a small kitchen and wc.

Accommodation

We have calculated the net internal area to be as follows:

Sales area- 354 sq.ft (13'10 width by 25'07 length)
Rear Store & Kitchen 60 sq.ft
WC

Tenure

Leasehold only

Lease Terms

The property is available by way of a new lease for a period of 3 years on an internal repairing basis,

The Landlord will insure the building and charge the premium to the tenant. Full details on request.

Rating

The property has a Rateable Value of £7300. Eligible occupiers will be able to claim small business rates relief. Further details on request.

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

VAT

No VAT

Services

With the exception of gas all mains services are available.

EPC

The property has an EPC rating of D79, expiring August 2036

Link: <https://find-energy-certificate.service.gov.uk/energy-certificate/8228-1984-2045-6055-6281>

Planning

Retail uses will be allowed

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

£10,000 Per Annum

Viewing

Contact Neil Weaver MRICS
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