

MORGAN

MARTIN

RETAIL UNIT TO LET (MAY SELL)

**231 Station Road
BAMBER BRIDGE
Preston
PR5 6LD**



Ground Floor Sales 1,000 sq ft (92.90 sqm)

LOCATION

Situated in the centre of Bamber Bridge and occupying a prominent corner location close to the train station, with on-street parking to the front. Nearby occupiers include Boots, William Hill, Morrisons, Food Warehouse, Dominos Pizza, etc.

ACCOMMODATION

The premises are arranged on ground floor only and provide good clear retail accommodation, benefitting from a timber shop front, electric roller shutter, tiled floor, slat walling and suspended ceiling. The rear storeroom has direct access via double doors to the side road. The unit provide the following net internal floor areas:

Ground floor sales:	1,000 sq ft	(92.90 sqm)
Ground floor store	150 sq ft	(14 sqm)

All measurements have been made in accordance with the RICS Code of Measuring Practice.

RATEABLE VALUE

The property is entered in to the Rating List at Rateable Value £8,900.00.

LEASE

A new effectively full repairing and insuring lease for a term of years to be agreed.

RENTAL

£15,000 per annum exclusive, payable quarterly in advance.

PRICE

Upon application.

VAT

All rents and prices quoted are or may be subject to the addition of VAT at the prevailing rate.

EPC

An Energy Performance Certificate will be available in due course.

LEGAL COSTS

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

FURTHER INFORMATION

Please contact: Charles Bell
Telephone: 01772 556666
Email: charles@morganmartin.co.uk

Fifteen Cross Street
Preston
PR1 3LT

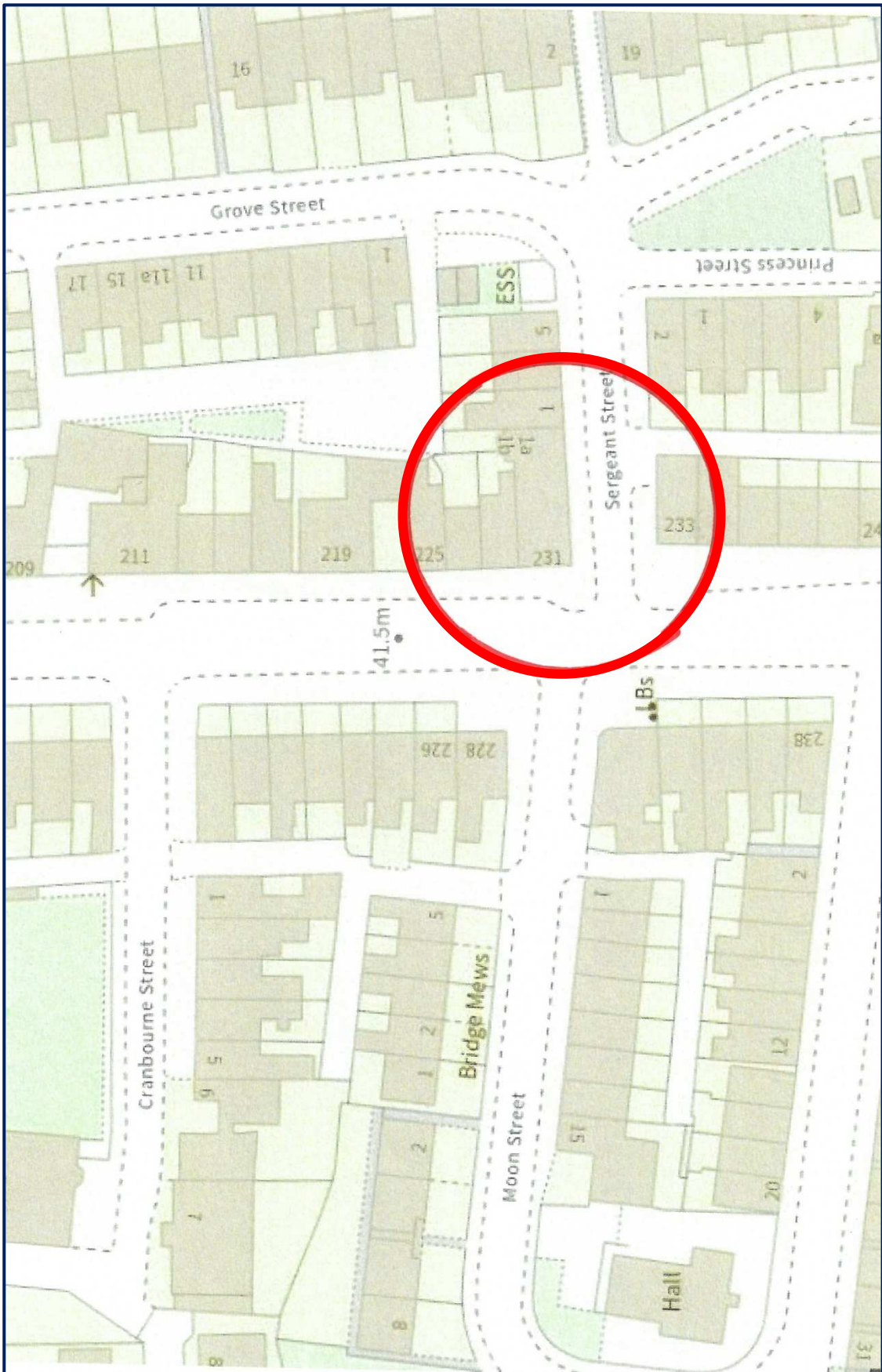
01772 556666
www.morganmartin.co.uk

Regulated by



RICS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract



For Identification Only

Not to Scale

Chartered Surveyors

Fifteen Cross Street
Preston
PR1 3LT

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