

To Let
Rental: £650 pcm



Self-Contained Ground Floor Retail Premises

622 SQ FT (57.78 SQ M)

📍 GROUND FLOOR, 340 LEYLAND LANE, LEYLAND, PR25 1UQ

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Ground floor retail premises
- Good visibility fronting Leyland Lane
- Approximately 0.5 miles from Leyland Town Centre
- Self-contained
- Open plan accommodation
- Modern inset LED panel lighting
- 1 hour free parking directly outside property
- May suit a range of uses (subject to planning permission)
- 100% Business Rates Relief (for qualifying occupiers)
- New lease
- £7,800 per annum (£650 per month) exclusive



LOCATION

The property fronts Leyland Lane and is situated approximately 0.5 miles from the centre of Leyland. The town centre provides a range of retail, banking and leisure facilities, together with supermarkets and other day-to-day services. Additional local shops and amenities are available along Leyland Lane and within the surrounding residential area.

Leyland Railway Station is within walking distance, offering regular services to Preston, Manchester and other regional destinations. The property also benefits from convenient access to the M6 and M65 motorways, providing good road connections to Chorley, Preston and the wider North West region.

DESCRIPTION

The property comprises a self-contained ground floor commercial unit fronting Leyland Lane. The accommodation is arranged entirely at ground floor level and provides open-plan space, suitable for a variety of commercial uses (subject to consent).

The premises would suit a range of occupiers, including those in the personal care sector (aesthetics, hair and beauty, nails, etc.), as well as professional services such as estate agents, mortgage brokers, finance and insurance providers.

1 hour free parking is available directly outside the property.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	57.78	622

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

LEASE TERMS

Available by way of a new Tenant's Effective Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL

£7,800 per annum/£650 per calendar month exclusive.

VAT

VAT is not applicable.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £7,300, with effect from 1st April 2026. The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (South Ribble Borough Council).

PLANNING

E-Class - Commercial, Business and Services. It is the prospective Tenant's responsibility to clarify with the Local Planning Authority (South Ribble Borough Council) that their intended use is acceptable at the property.

LEGAL COSTS

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

EPC

An EPC has been commissioned and a copy of the full Report is available on request.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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