MORGAN MARTIN

TO LET/MAY SELL
LARGE RETAIL UNIT

198 Miller Road
Ribbleton
PRESTON
PR2 6NH

Ground Floor Area: 966.16 sq m (10,400 sq ft)
Suitable for a variety of other uses – Subject to Planning

Fifteen Cross Street
Preston
PR1 3LT

01772 556666
www.morganmartin.co.uk

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

LOCATION
The property is situated on Miller Road, a short distance from Blackpool Road (A5085) and directly opposite the cemetery. The unit forms part of the Miller Road Retail Development, where there is a good mixture of retailers including chemist, hot food takeaway, etc.

ACCOMMODATION
The property comprises a single-storey supermarket of brick construction under a pitch tiled roof, which provides the following gross internal floor areas:

Ground Floor:	966.16 sq m	(10,400 sq ft)

All measurements have been made in accordance with the RICS Property Measurement Professional Statement.

RATES
The property is entered into the Rating List as follows:

Shop and Premises:	£43,000.00
Salon and Premises:	£3,050.00
Warehouse and Premises:	£12,250.00
ATM Cash Machine:	£8,300.00

LEASE
The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENTAL
£45,000 per annum.

PRICE
Upon request.

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

MONEY LAUNDERING
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in the transaction.

EPC
An Energy Performance Certificate will be available upon request.

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

Or via our joint agents: Trevor Dawson
Contact: Jason Rawson
Telephone: 01254 681133

For Indentification Only

Not to Scale

Chartered Surveyors

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