

MORGAN

MARTIN

SHOP TO LET

52 Hough Lane LEYLAND PR25 2SA



Ground Floor: 82.24 sq m (885 sq ft)

LOCATION

The property occupies a prime position on Hough Lane in the centre of Leyland, with nearby occupiers including Card Factory, Grahams/Bodycare, Iceland, Savers and Boots.

DESCRIPTION

The premises are arranged over ground and first floor, and provide the following net internal floor areas:

| | | |
|---------------|--------------------|----------------------|
| Ground Floor: | 82.24 sq m | (885 sq ft) |
| First Floor: | <u>24.89 sq m</u> | <u>(268 sq ft)</u> |
| | 107.15 sq m | (1,153 sq ft) |

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

RATEABLE VALUE

The property is entered into the Rating List at Rateable Value £13,750.00.

LEASE

The property is available on a new full repairing and insuring lease for a term of years to be agreed subject to 5 yearly upward only rent reviews.

RENTAL

£15,750.00 per annum exclusive.

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
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Or our Joint Agent – Mason Owen

Contact: Callum McDougall
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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

