

MORGAN

MARTIN

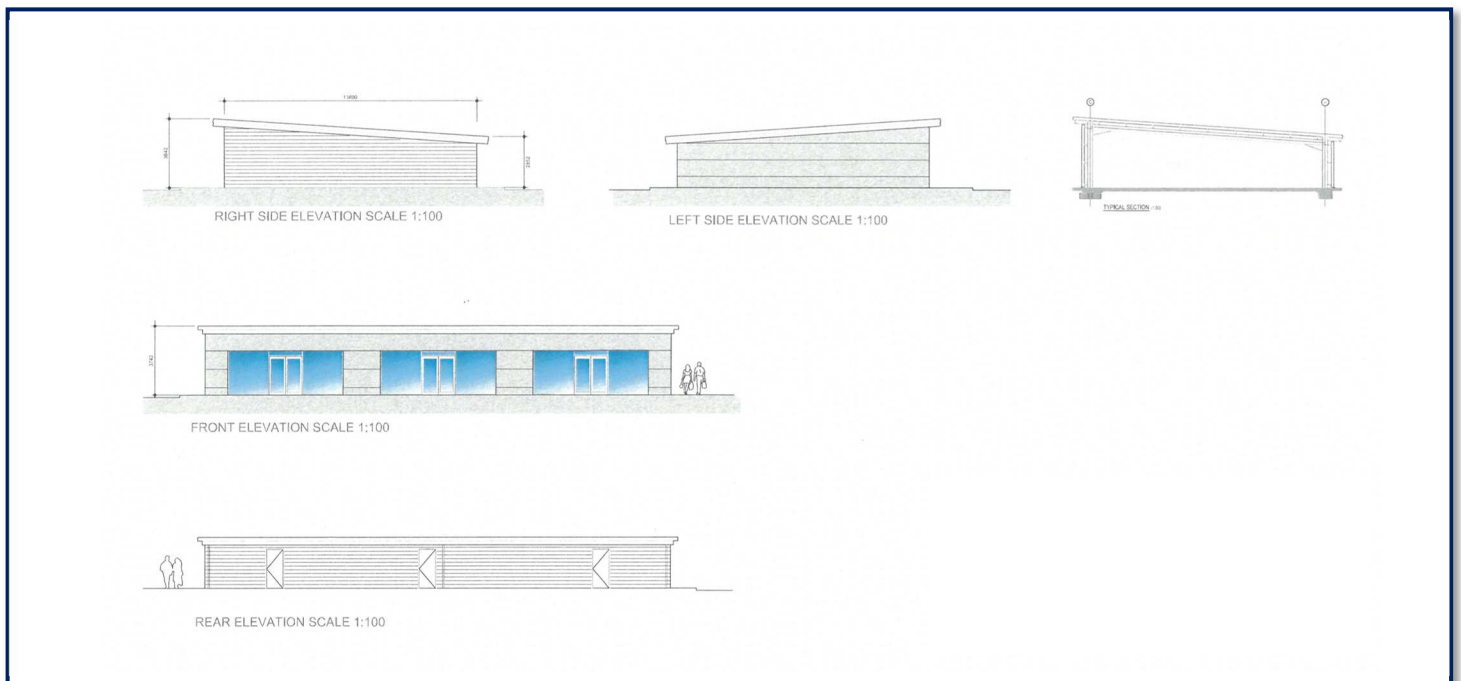
BAMBER BRIDGE

Nr Preston

Bamber Bridge Shopping Centre

Cotton Mill Road

PR5 6LF



TO LET

NEW RETAIL DEVELOPMENT

Units from 95.5 sq m (1,025 sq ft)

To 286.5 sq m (3,075 sq ft)

On-Site Car Parking for approximately 175 vehicles

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

LOCATION

The development will form part of the already well established Bamber Bridge Shopping Centre, situated at the junction of Withy Gove Road and Station Road in the centre of Bamber Bridge. The scheme is anchored by a Morrisons supermarket with other on-site occupiers including Betfred, Co-operative Funeral Care, Lloyds TSB, Reeds Rains, Barnardos, etc., and directly opposite The Food Warehouse by Iceland.

DESCRIPTION

The scheme will comprise a purpose built single-storey development providing modern retail accommodation. The development can be let as a single unit, or can be let as individual units to meet occupier's requirements.

UNITS

Floor Areas:	Unit 10	UNDER OFFER	
	Unit 11	95.5 sq m	(1,025 sq ft)
	Unit 12	95.5 sq m	(1,025 sq ft)
	Total	286.5 sq m	(3,075 sq ft)

Please note the above areas have been provided by the client, and full architect's plans and elevations are available upon request.

LEASE TERMS

The units will be let on effectively full repairing and insuring leases for a term of years to be agreed, subject to an upward only rent review at the end of the fifth year of the term.

SERVICE CHARGE

There will be a service charge levied to cover the cost of maintaining the common areas. Details can be provided upon request.

RENTAL

Individual units are available at a rent of £18,000.00 per annum exclusive, subject to contract.

VAT

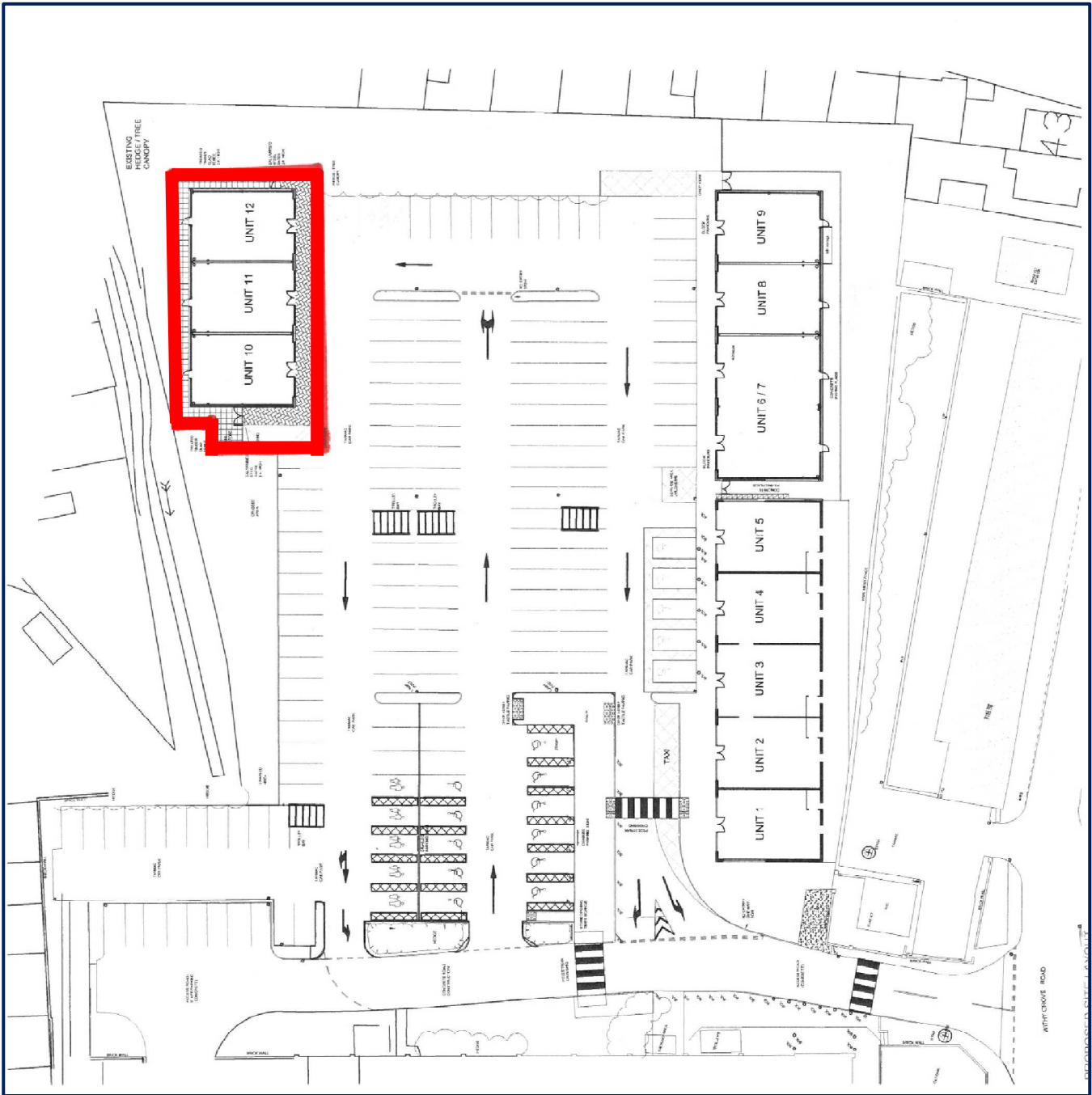
All rents and prices quoted are, or may be, subject to the addition of VAT at the prevailing rate.

LEGAL COSTS

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

FURTHER INFORMATION

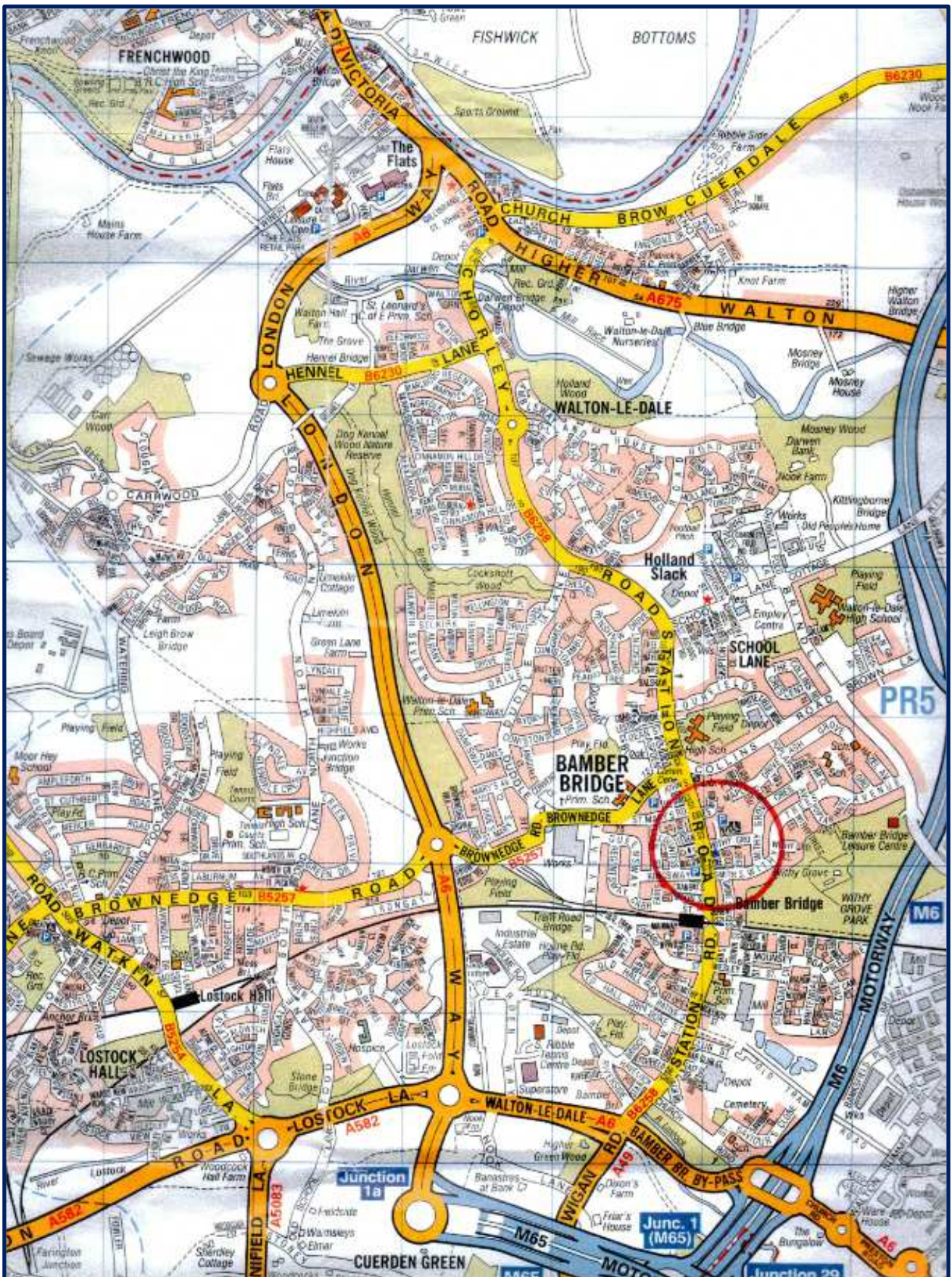
Please contact: Charles D Bell
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