

MORGAN

MARTIN

TO LET

53 Poulton Street KIRKHAM PR4 2AJ



Class E Unit – Suitable for Retail/Restaurant, etc

LOCATION

The property is situated in the centre of Kirkham close to Poundstretcher, Co-op, Betfred, Subway, Morrisons, etc. and adjacent to the main town centre car park.

DESCRIPTION

The premises comprise a two-storey end terrace property of brick construction with a pitched slate roof, with a single-storey extension to the rear. The shop benefits from a full height glass entrance and provides the following approximate net internal floor areas:

Ground floor:	620 sq ft	(57.54 sq m)
First floor:	575 sq ft	(53.41 sq m)

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 £4,050.00.

LEASE

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

RENTAL

£15,000.00 pa 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.

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



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For Identification Only

Not to Scale

Chartered Surveyors

Fifteen Cross Street
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