

MORGAN

MARTIN

FOR SALE
20-22 Chapel Brow
LEYLAND
PR25 3NE



- **8,055 sq ft (748 sqm) Over 3 Floors**
- **Large Detached Property Situated in the Centre of Leyland**
- **Income from Telephone Mast**
- **Situated adjacent to Churchill Retail Park, where occupiers include McDonalds, B&M, Lidl, Dominos and Poundstretcher**
- **Potential for Conversion of Upper Floors to Residential Use – Subject to Planning**

Fifteen Cross Street
Preston
PR1 3LT

01772 556666
www.morganmartin.co.uk

Regulated by

RICS

LOCATION

The premises are situated on Chapel Brow in the centre of Leyland adjacent to the Churchill Retail Park and only a short distance from the train station.

DESCRIPTION

The property comprises a substantial, detached, three-storey property of brick construction, under a pitch slate roof. At the rear there is a single-storey extension. The premises provide the following approximate gross internal floor areas:

Ground Floor Showroom	2,315 sq ft	(215 sqm)
Ground Floor Store	1,110 sq ft	(103 sqm)
First Floor Showroom	2,315 sq ft	(213 sqm)
Second Floor	2,315 sq ft	(213 sqm)

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

TENURE

The property is freehold.

RATING ASSESSMENT

The property is entered into the Rating List at Rateable Value £26,250.

TENANCY

There is currently a telephone mast agreement in place with AP Wireless and runs from April 2016 to April 2066. The rent received is £6,999.68 pa plus VAT.

SERVICES

We are advised the property is connected to all mains services.

EPC

An Energy Performance Certificate will be available in due course.

VAT

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

ANTI-MONEY LAUNDERING REGULATIONS

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.

PRICE

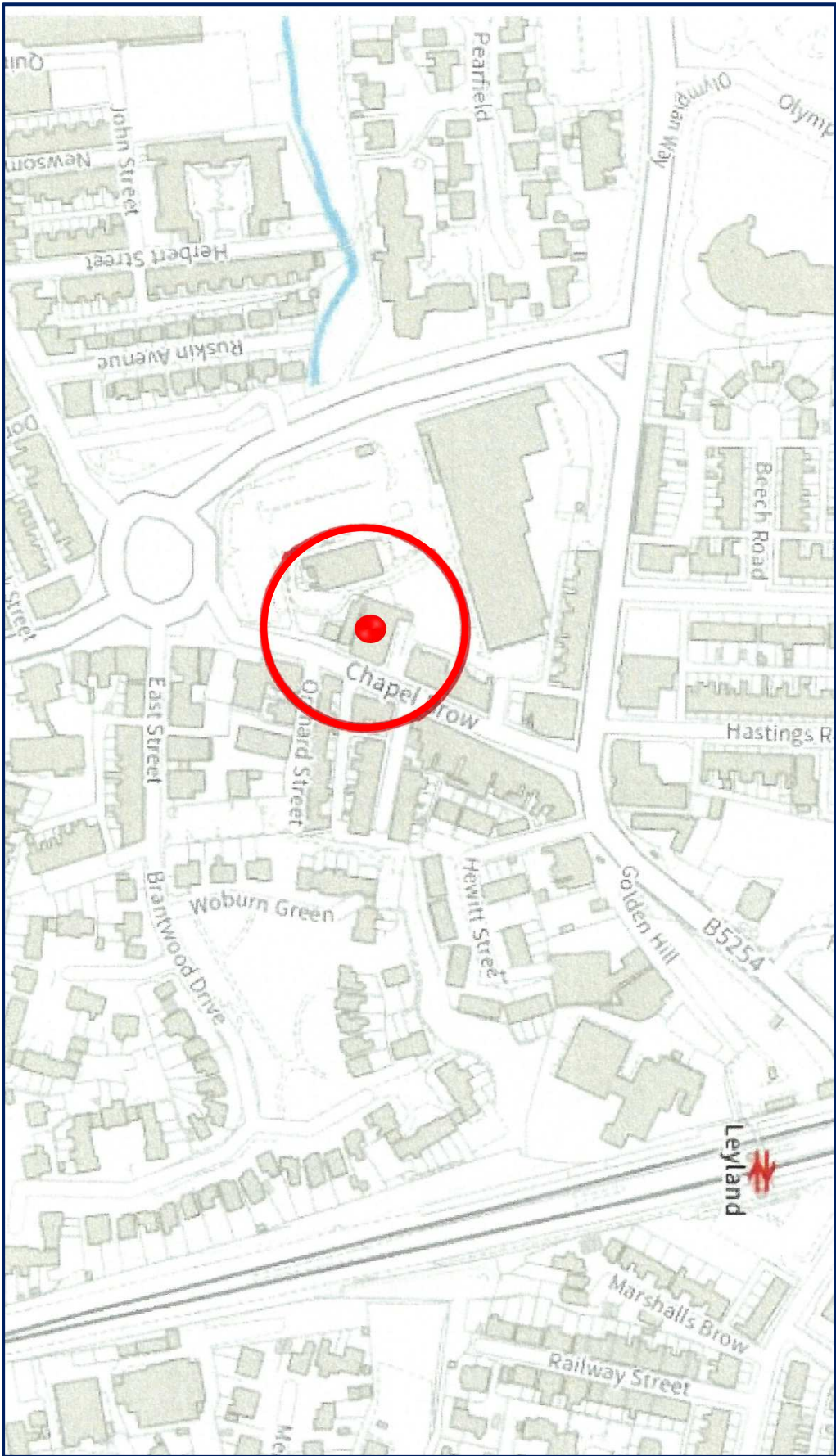
Offers in excess of £500,000.

LEGAL COSTS

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

FURTHER INFORMATION

Contact: Charles D. Bell
Telephone: 01772 556666
Email: charles@morganmartin.co.uk



For Identification Only

Not to Scale

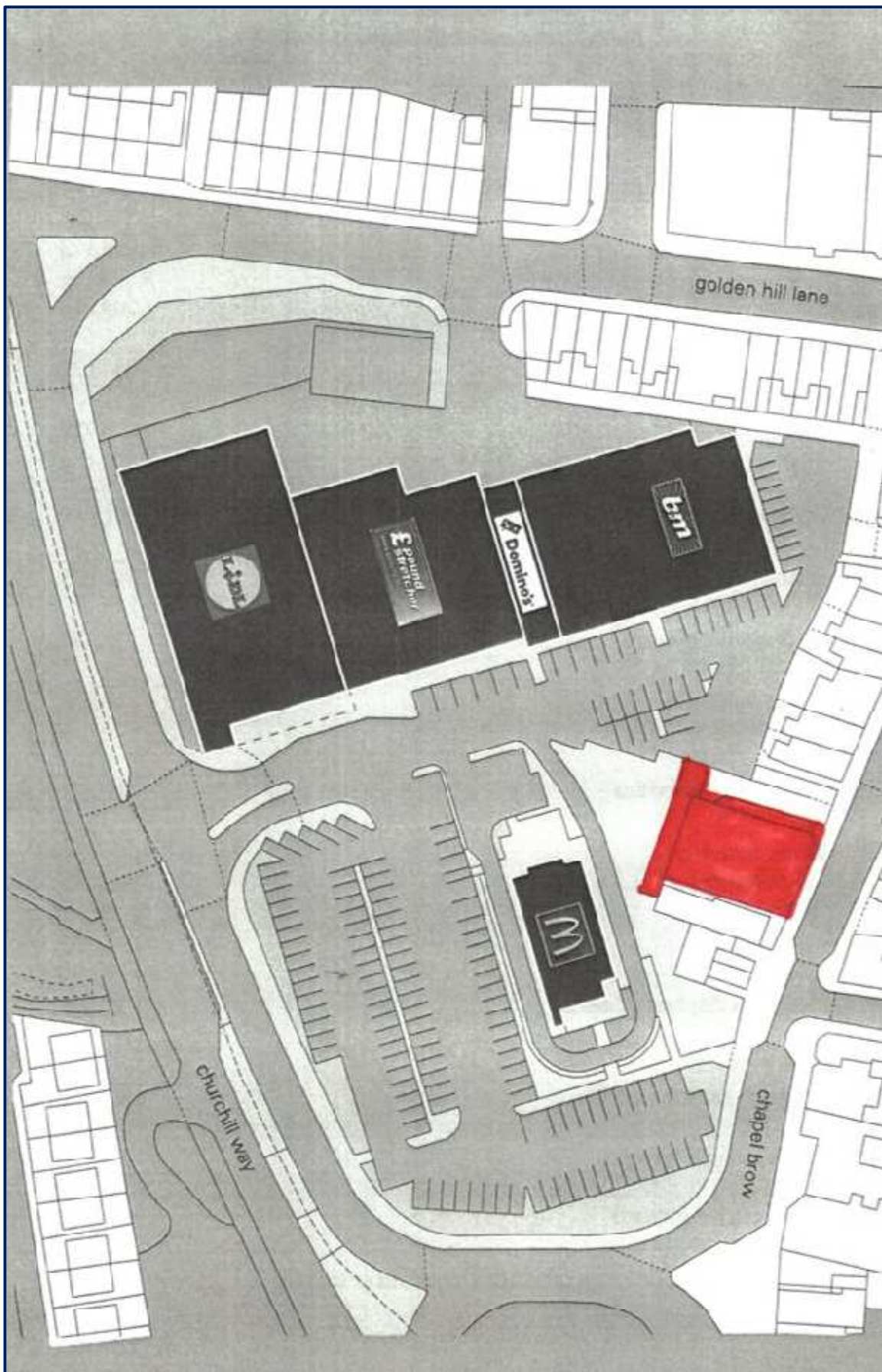
Chartered Surveyors

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