

MORGAN

MARTIN

TO LET

**20-22 Chapel Brow
LEYLAND
PR25 3NE**



- **5,740 sq ft (533.24 sqm) Arranged over Ground and First Floors**
- **Suitable for a Variety of Uses, Retail/Restaurant/Offices/etc**
- **Well-Located in the Centre of Leyland, adjacent to the Churchill Retail Park**

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)

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

LEASE

The property is available on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed.

RENTAL

£35,000 per annum exclusive.

RATEABLE VALUE

The property will be reassessed once sub-divided.

SERVICES

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

EPC

An Energy Performance Certificate will be available in due course.

VAT

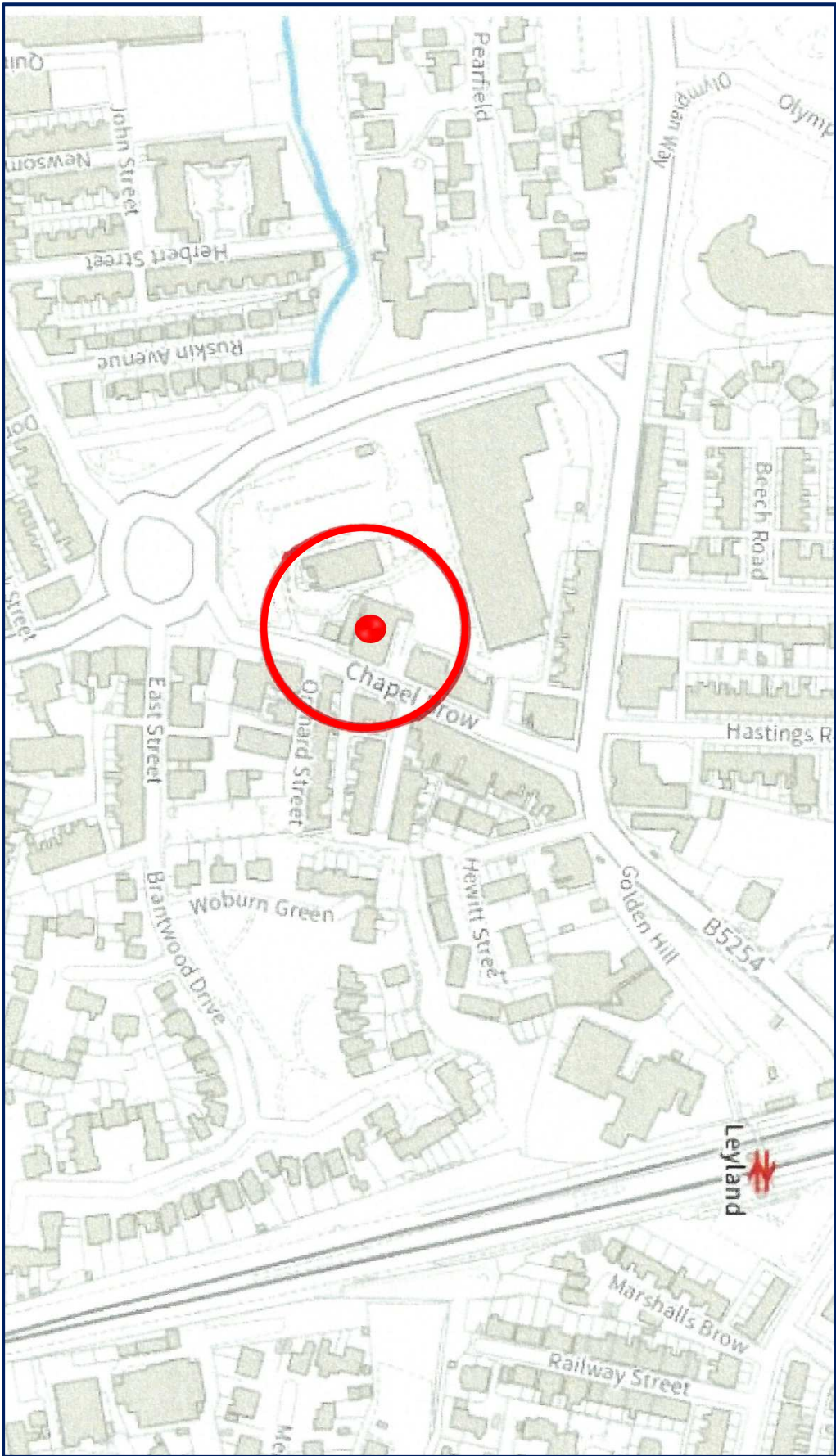
All rents and prices quoted are or may be subject to the addition of VAT at the prevailing rate.

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

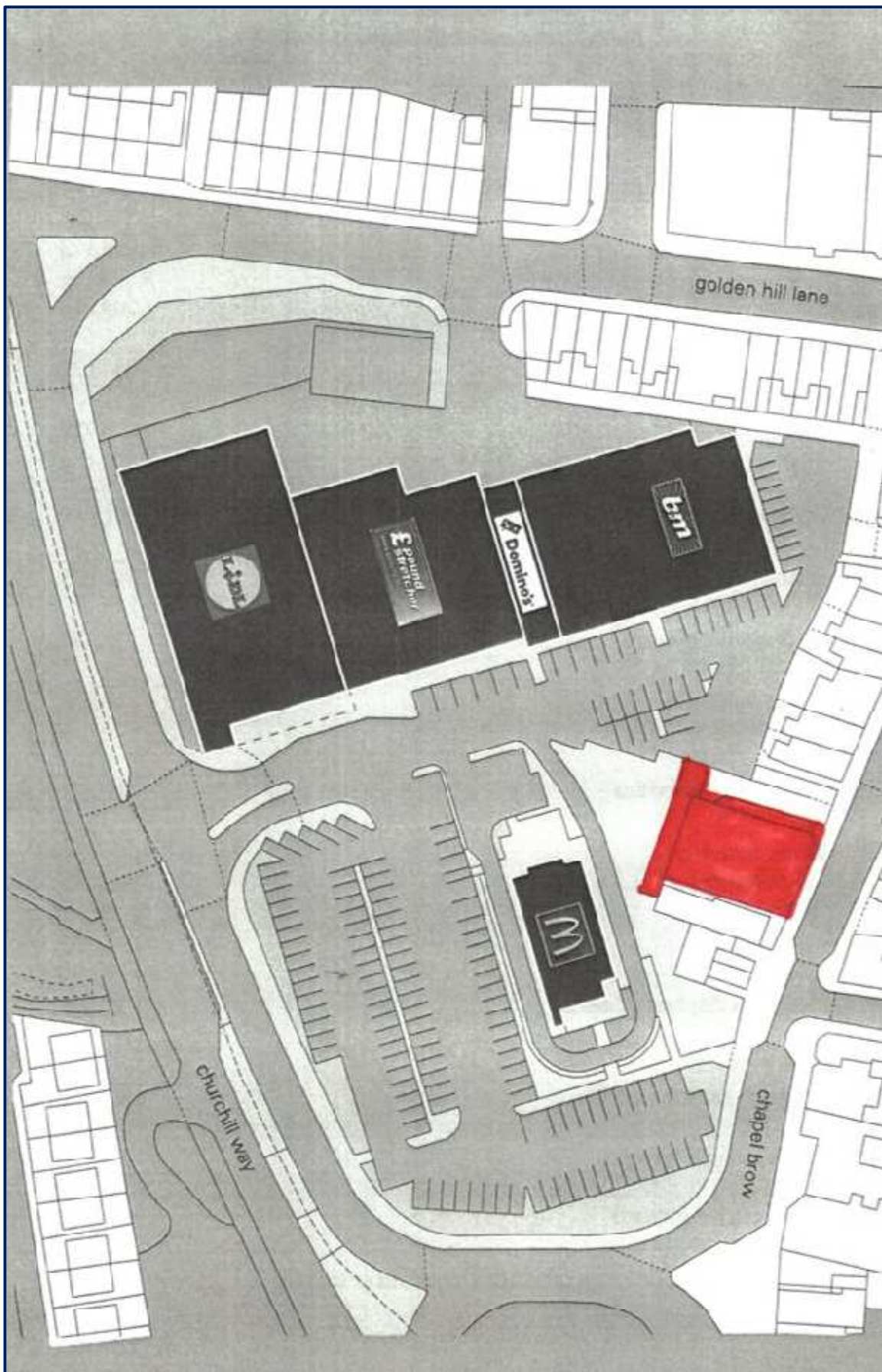
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