

# MORGAN

# MARTIN

## SHOP TO LET

### Unit 4 Mark Square

## TARLETON

### PR4 6TU



- **Total Floor Area 68.73 sqm (740 sq ft) – Potential to Extend at the Rear**
- **Forms part of Mark Square Shopping Area**
- **Large Free Public Car Park to the Front and Rear of the Unit**
- **Adjacent to Lord Lilford Public House**
- **Anchored by Spar Convenience Store**

Fifteen Cross Street  
Preston  
PR1 3LT

**01772 556666**  
[www.morganmartin.co.uk](http://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 property is situated in the heart of the Mark Square shopping centre in the centre of Tarleton, where other occupiers include a variety of uses including a Spar convenience store, an Italian restaurant, Flooring Studio, fish and chip shop, chemist, delicatessen and library.

**DESCRIPTION**

The premises are arranged on ground floor only, together with a rear yard, and provides the following net internal floor areas:

Ground floor: 68.73 sqm (740 sq ft)

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

There is potential to increase the unit to: 111 sqm (1,200 sq ft)

**RATEABLE VALUE**

The property is entered into the Rating List at Rateable Value £9,600.

**LEASE**

The property is available on the basis of an effectively full repairing and insuring lease for a term of years to be agreed, subject to 5 yearly upward only rent reviews if applicable. The lease will be contracted out of the 1954 Landlord & Tenant Act.

**RENTAL**

£15,500 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 is available upon request.

**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

Or our Joint Agent – Acland Bracewell

Telephone: 01772 813211



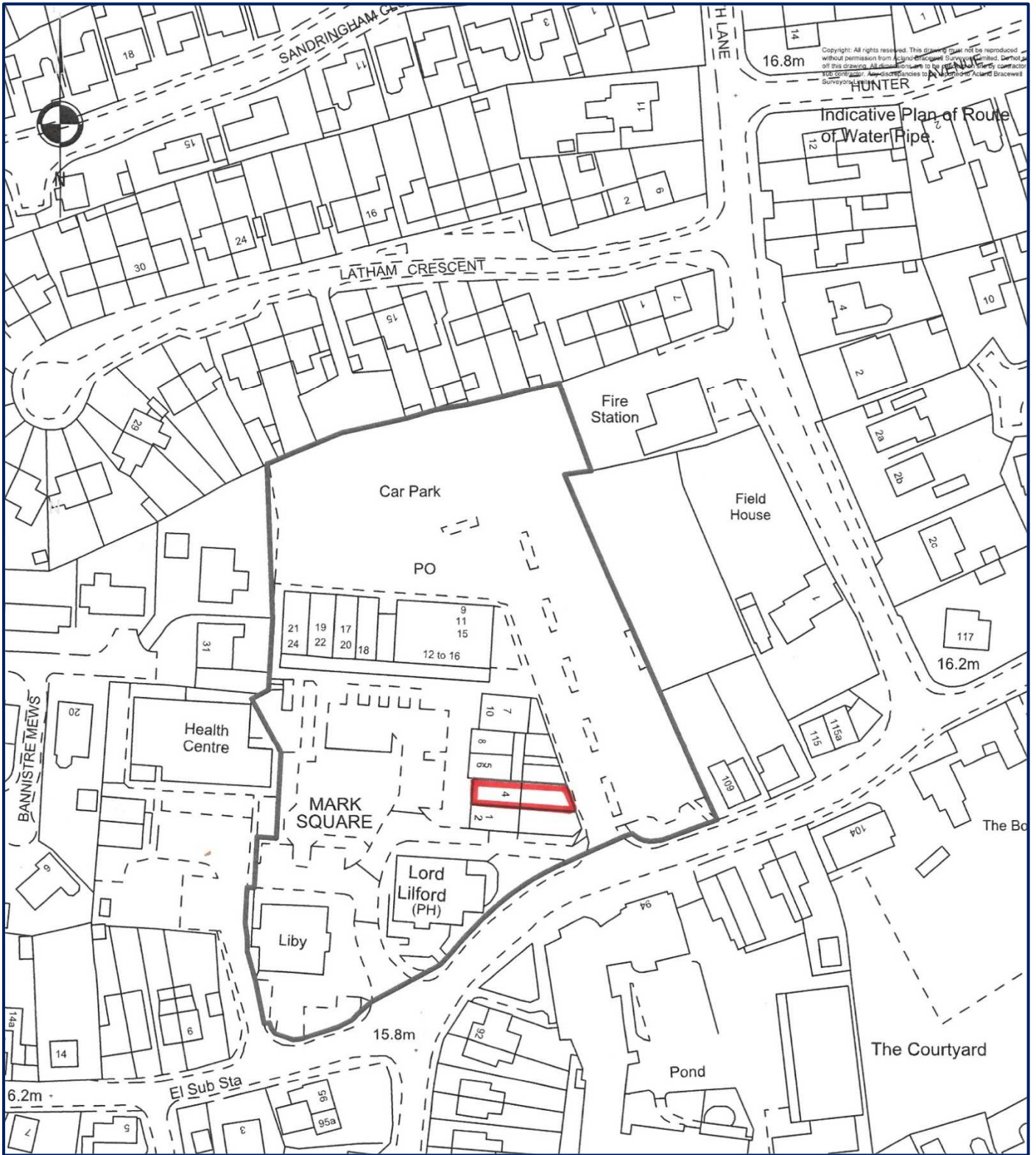
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**Chartered Surveyors**  
**Fifteen Cross Street**  
**Preston**  
**PR1 3LT**

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