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Commercial Property Consultants
Valuers

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**TO
LET**



RETAIL/OFFICE ACCOMMODATION

110.2 m² (1,386 ft²)

**11 Preston Street
Kirkham
Nr Preston
PR4 2YA**

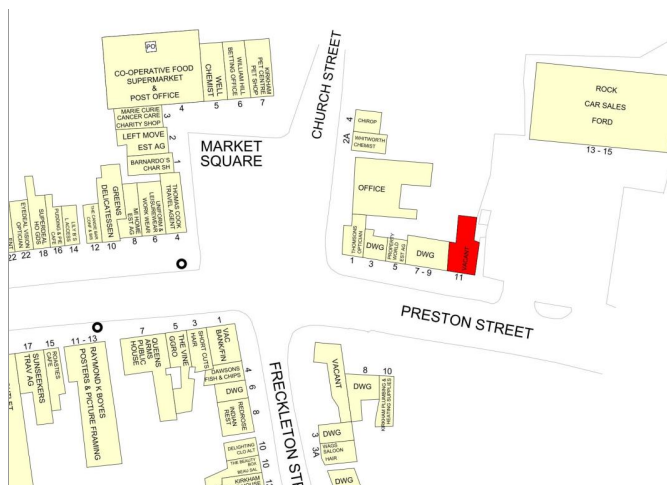
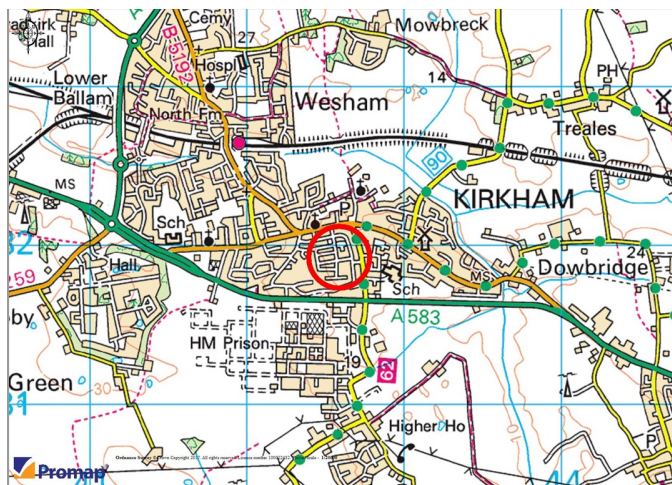
- Well Fitted Sales Accommodation
- Prominent Main Road Position
- To Let By Way Of Assignment

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Location

Situated fronting in the centre of Kirkham the premises benefit from a prominent position fronting Preston Street close to its junction with Market Place.

Nearby occupiers include Kirkham Car Sales, Kirkham Optical, Kirkham Heating and Plumbing Supplies, Thomas Cook and Barnardos. Kirkham is a busy town located midway between Preston and Blackpool.

Description

The property comprises a two-storey end terrace property benefiting from an attractive double fronted glazed shop front with central entrance door to the ground floor. The ground floor premises were previously occupied as an estate agents and offer open plan retail/office accommodation to the front with kitchen and WC facility to the rear. The accommodation is well-fitted benefiting from suspended ceiling with integral lighting, comfort cooling and are decorated and carpeted throughout to a good standard in keeping with their previous use.

The first floor provides additional ancillary accommodation which is self-contained having a separate entrance from the side of the premises.

Accommodation

The premises extend to the following approximate net internal areas (NIA):

	m ²	ft ²
Ground Floor	59.76	643
First Floor	50.42	542
Total	110.18	1,386

Services

We understand the premises benefit from mains electricity, water and drainage.

Rating Assessment

The premises have Rateable Value of £5,100 for the ground floor and £3,050 for the first floor.

Interested parties are, however, advised to make their own enquiries with the rating department at Fylde Borough Council (tel. 01253 658658).

Planning

We understand that the premises benefit from a general use classification within Class A2 (financial and professional services) of the Use Classes Order 1987 (As Amended).

Interested parties should, however, make their own enquiries of the local planning department at Fylde Borough Council (tel. 01253 658658).

Tenure

The premises are available by way of assignment of the existing lease which expires on 9 January 2021. The current passing rent is £8,750 per annum. Alternatively, our Client may consider a sub-letting of the property subject to the terms agreed.

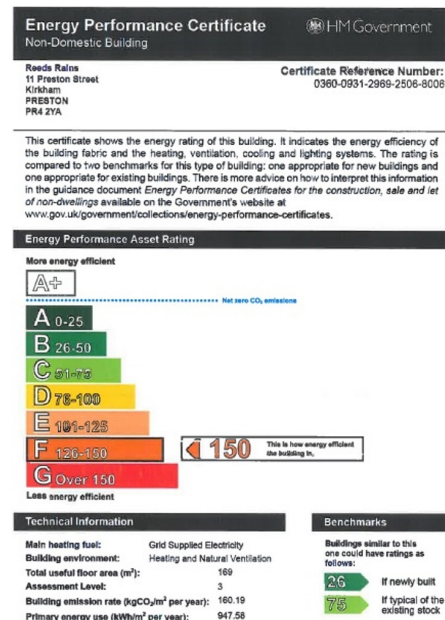
Photographs and Plans

All photographs and plans provided within these particulars are indicative and for information purposes only and should not be relied upon.

VAT

All rentals are quoted of, but may be liable to, VAT at the standard rate.

Energy Performance Certificate



Legal Costs

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

Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk