

TO LET

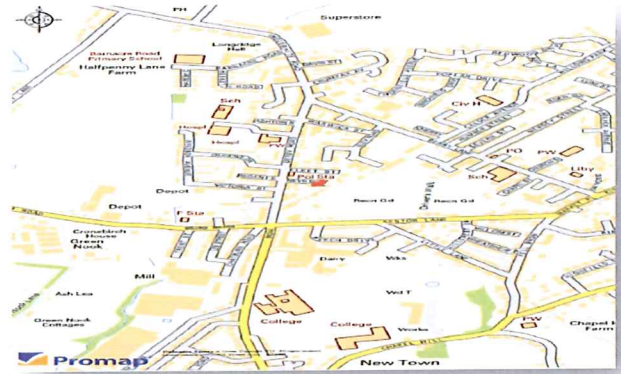
SHOWROOM/GARAGE/WORKSHOP PREMISES

110.64 sq. m (1,519 sq. ft)



New Fold Garage
Neville Street
Longridge
Preston
PR3 3FD

- Priced for a quick let - £15,000 per annum
- Situated in the popular town of Longridge, close to the town centre
- Suitable variety of uses subject to planning consent
- Forecourt parking
- Garage equipment available



LOCATION

The subject premises are situated on Neville Street, just off Derby Road, between Kestor Lane and Berry Lane, which forms the town centre's main retailing area.

DESCRIPTION

The premises comprise of showroom area for 3 – 4 cars, plus two interlinked workshop bays, with ancillary offices, stores, kitchen area and wc, and are in a clean and tidy condition. The premises benefit from forecourt and side parking, with space for approximately 15 -20 cars.

They were formally used as a car sales and repair workshop, and consequently our client has equipment in the premises which, subject to additional rental, can be retained for a new tenant. These include two car lifts (2.5 tonne and 2.8 tonne), compressor and wheel balancing machine.

Alternatively, the subject premises may be suitable for a variety of other uses, subject to the necessary planning consents being obtained.

ACCOMMODATION

	SQM	SQFT
Showroom Workshops	123.47	1,329
Office	9.82	106
Stores	4.08	44
Kitchen and wc	3.69	40
TOTAL	141.06	1,519

In addition there is mezzanine storage of approximately 19 sq. m (200 sq. ft).

All measurements taken in accordance with the RICS Code of Measuring Practice.

SERVICES

The premises are connected to mains electric, water and drainage. No heating is currently provided within the property and services have not been tested but should be verified by the proposed tenant prior to occupation.

RATING

The property is classed as a 'Vehicle Repair Workshop/Showroom & Premises' with a Rateable Value of £4,250 and therefore estimated rates payable are £1,912.

	Rateable Value (2010)	Estimated Rates Payable
Vehicle repair workshop/showroom & premises	£4,250	£1,912

The proposed occupier may qualify for small business rates relief and this opportunity should be explored via the Local Authority who will confirm the level of rates payable for the subject property.

LEASE

The premises are available by way of a new full repairing and insuring lease on terms to be agreed. A deposit will be required.

RENT

Available at a rent of £15,000 per annum exclusive.

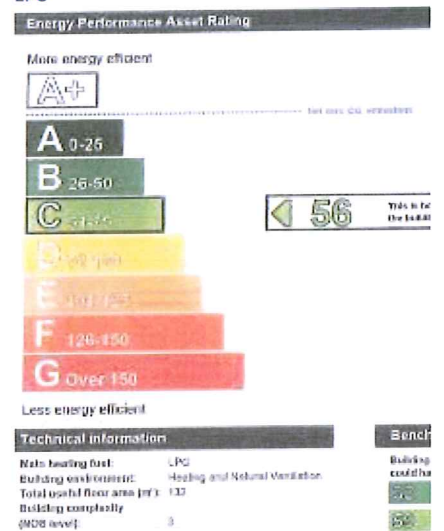
LEGAL COSTS

The prospective lessee will be responsible for the landlord's reasonable legal costs incurred in preparation of the lease, either by way of a solicitor's undertaking or a deposit payable prior to the release of any documentation.

VAT

We have been informed by the Lessor that the value added taxation is not applicable in this transaction. Your Legal Advisor should verify at the time of completing legal documentation.

EPC



ENQUIRIES/VIEWINGS

Strictly by appointment via the agents
 Charles Parker Bennett:
 17/18 Cannon Street
 Preston
 Lancashire
 PR1 3NR

Tel: 01772 253977
 Email: hannah@charlesparkerbennett.co.uk
 Or enquiries@charlesparkerbennett.co.uk

SUBJECT TO CONTRACT

May 2014 REF: A/14/02

SUBJECT TO CONTRACT
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