AVISON YOUNG

To Let

39-41 Poulton Street
Kirkham, Preston
PR4 2DP

February 2019

08449 02 03 04
avisonyoung.co.uk/Retail

Description

The subject property is situated in the small town of Kirkham located within the main retail pitch on Poulton Street.

The property was most recently utilised as a bank and extends over ground floor only.

Nearby occupiers include Original Factory Shop, Poundstretcher and Betfred.

Accommodation

The property provides the following approximate net internal floor areas, calculated on a Net Internal basis:

Floor	Sq Ft	Sq M
Ground Floor	151.9	1,635
Total	**151.9**	**1,635**

Tenure

Leasehold.

Guide Price

The premises are held by way of an existing lease at a passing rent of £31,550 pa, expiring 25/03/2026.

Business Rates

Rateable Value: £19,250

UBR: 48.8p.

Interested parties should make their own enquiries with the Local Authority.

Planning

The premises benefit from planning consent for A2 use (Financial & Professional Services).

Legal Costs

Each party to bear their own legal and professional costs incurred in any transaction.

EPC

An Energy Performance Certificate is available upon request.

VAT

VAT, if applicable will be charged at the standard rate.

For further information or an appointment please contact:

Jennifer Mallon

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Avison Young

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