

# MORGAN

# MARTIN

**TO LET**  
**RETAIL PREMISES**  
**Unit 1A/1B**  
**Morrisons Development**  
**175-177 Station Road**  
**BAMBER BRIDGE**  
**PR5 6LA**



## Two Retail Units with New Shopfronts

### LOCATION

The premises form part of the prime retail area in the centre of Bamber Bridge with nearby occupiers including Morrisons, Boots, Food Warehouse (Iceland), Betfred, TSB, etc. There is a large public car park to the rear.

### ACCOMMODATION

The accommodation is arranged on ground floor only and provides the following net internal floor areas:

Unit 1A Ground Floor	166.2 sq m	(1,789 sq ft)
Unit 1B Ground Floor	137 sq m	(1,474 sq ft)
Staff	23.2 sq m	(250 sq ft)

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

### RATEABLE VALUE

The property is entered into the Rating List at Rateable Value £41,500.

### LEASE

A new full repairing and insuring lease for 10 years subject to an upward only rent review at the end of the fifth year.

### RENTAL

Upon application.

### VAT

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

### EPC

Available upon request.

### SERVICE CHARGE

There will be a service charge levied to cover the cost of maintaining the common areas. Details can be provided upon request.

### PLANNING CONSENT

The premises have the benefit of A1 and A2 planning consent.

### FURTHER INFORMATION

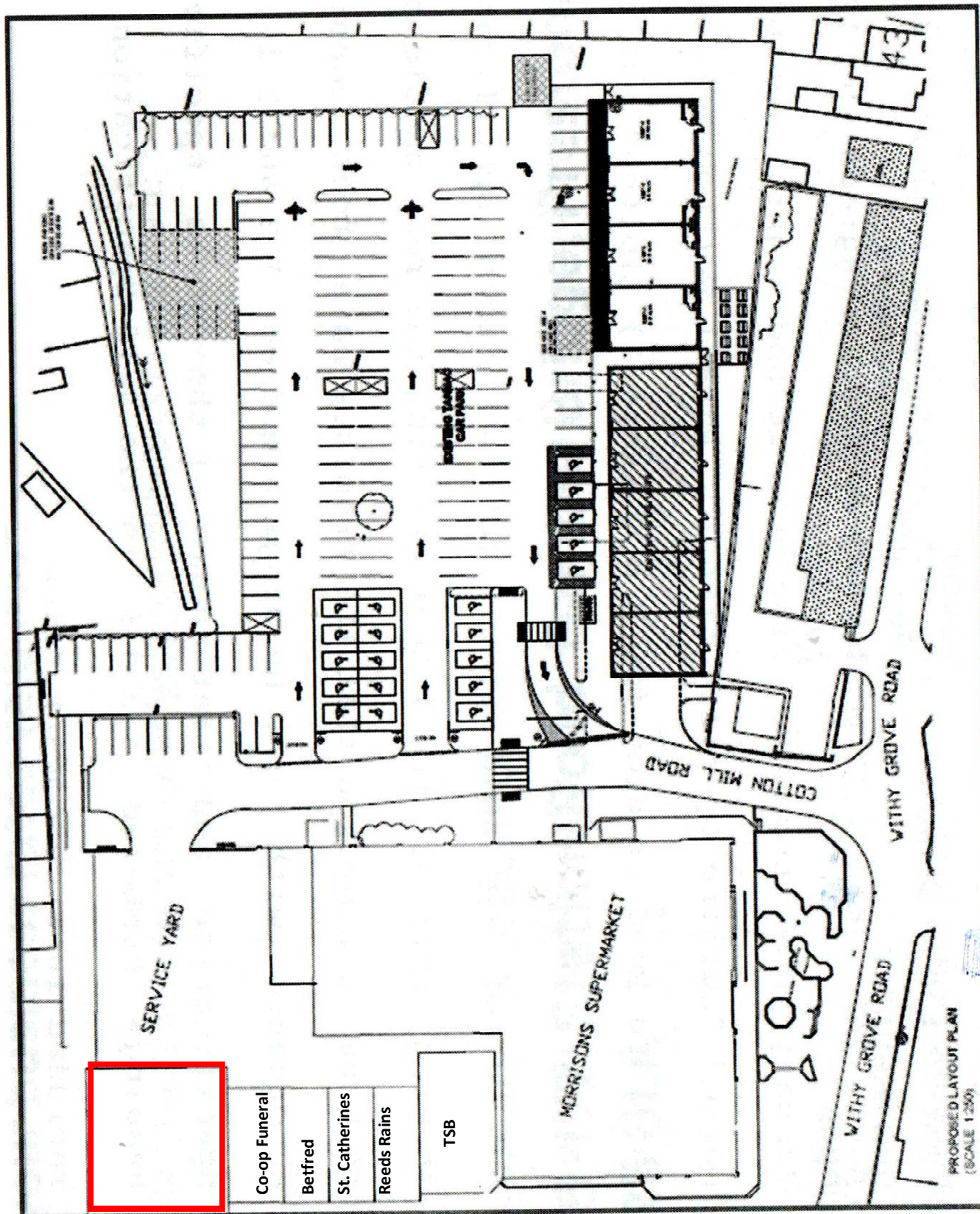
Please contact: Charles D Bell  
Telephone: 01772 556666  
Email: charles@morganmartin.co.uk

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

**01772 556666**  
**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



For Identification Only

Not to Scale

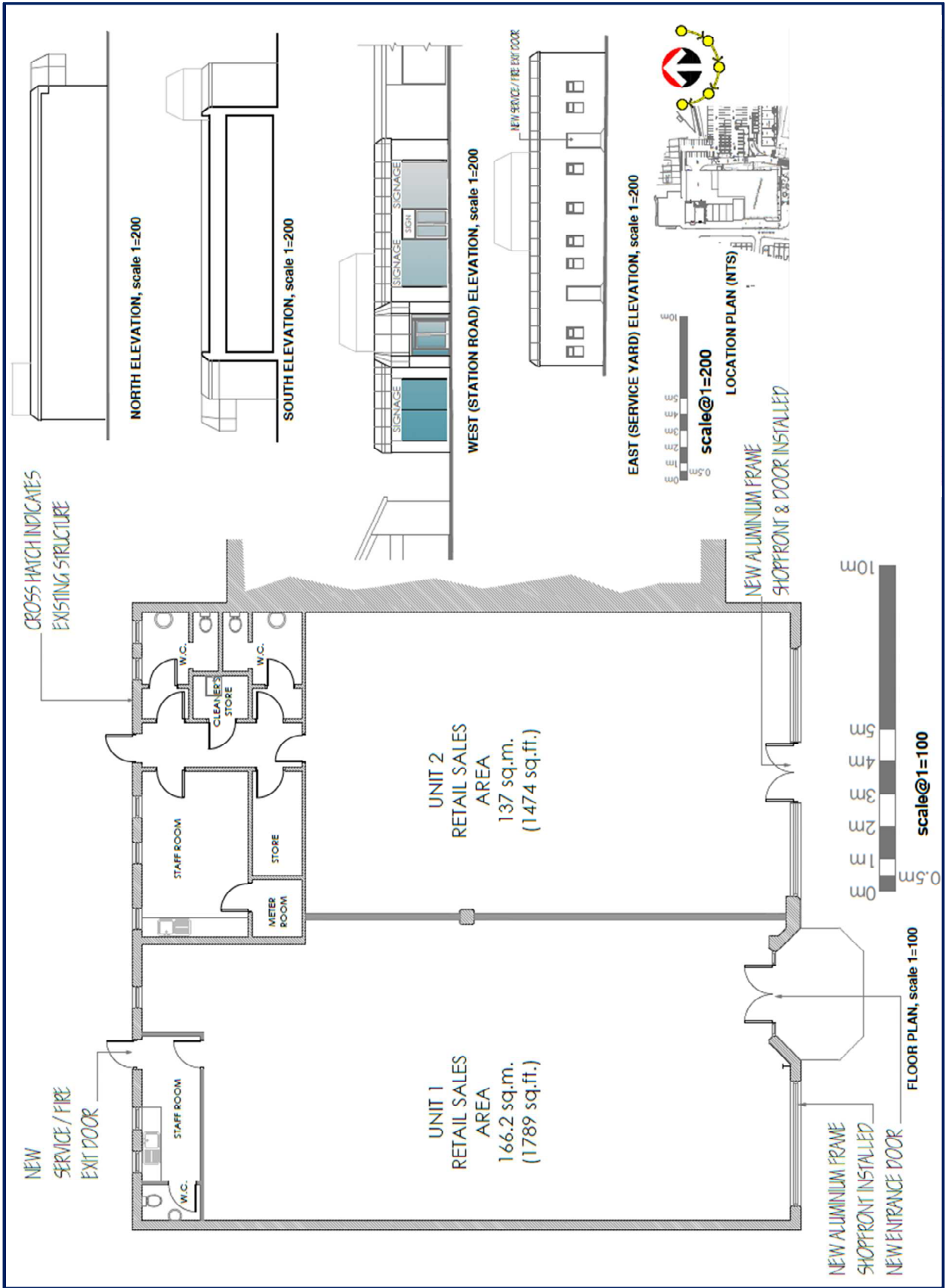
Chartered Surveyors

Fifteen Cross Street  
Preston  
PR1 3LT

**MORGAN**

**MARTIN**

**01772 556666**



For Identification Only

Not to Scale

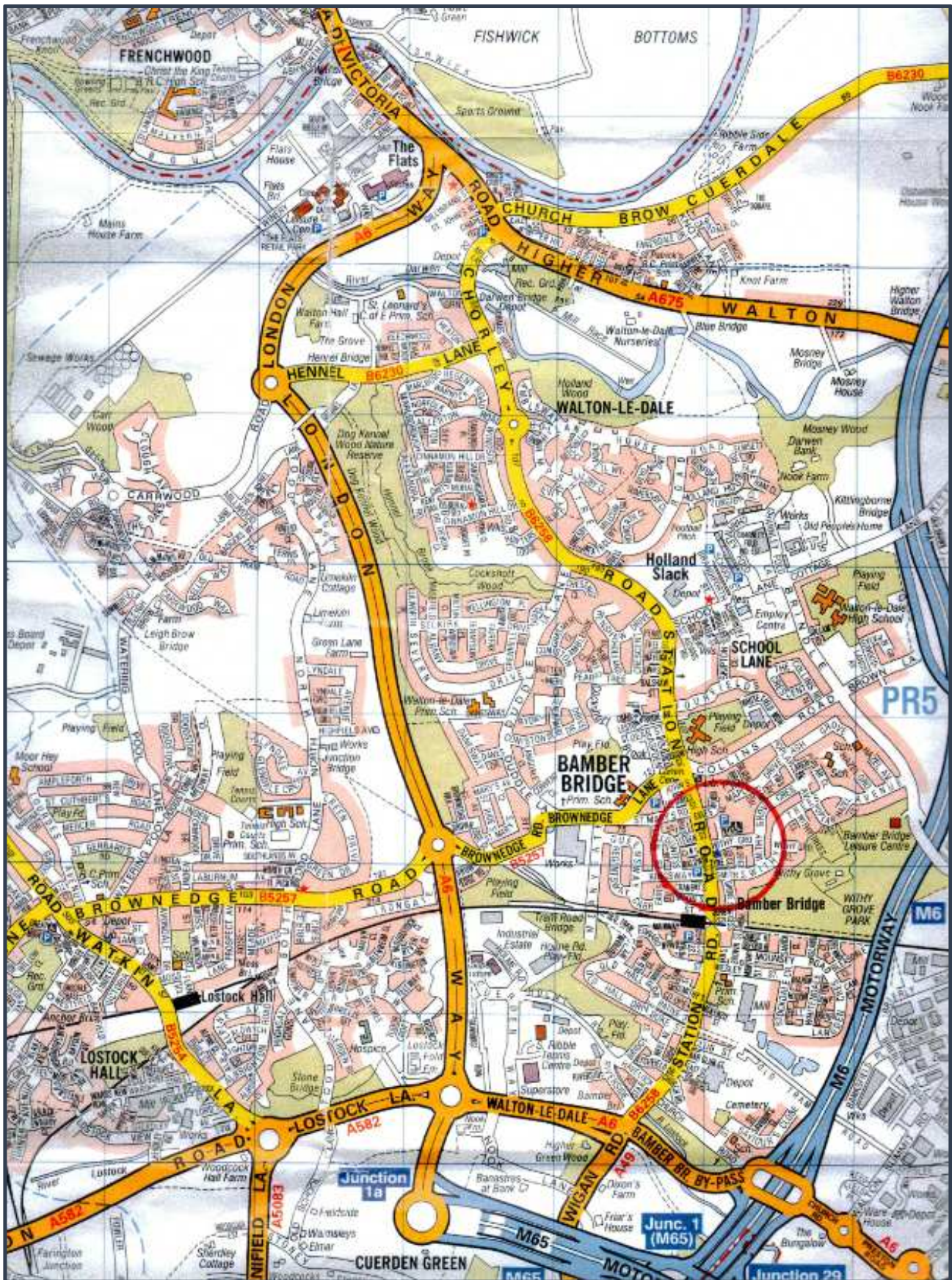
Chartered Surveyors

Fifteen Cross Street  
Preston  
PR1 3LT

**MORGAN**

**MARTIN**

**01772 556666**



For Identification Only

Not to Scale

Chartered Surveyors

Fifteen Cross Street  
Preston  
PR1 3LT

**MORGAN**

**MARTIN**

**01772 556666**