

MORGAN

MARTIN

**TO LET
LARGE RETAIL STORE
(Capable of Sub-Division)**

**272 Union Road
OSWALDTWISTLE
BB5 3LB**



**Current Gross Floor Area: 9,750 sq ft (905.77 sq m)
Car Parking – 35 Vehicles
(Subject to Vacant Possession)**

**Fifteen Cross Street
Preston
PR1 3LT**

**01772 556666
www.morganmartin.co.uk**

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 occupies a prominent position in the centre of Oswaldtwistle fronting Union Road in the heart of the retail area.

ACCOMMODATION

The accommodation is arranged over ground floor with a small first floor canteen area.

Ground Floor Sales / Store	905.73 sq m	(9,730 sq ft)
First Floor Canteen	<u>27.87 sq m</u>	<u>(300 sq ft)</u>
Total	933.6 sq m	(10,030 sq ft)

The above are gross internal floor areas.

LEASE

A new full repairing and insuring lease for a term of years to be agreed.

RENTAL

£70,000.00 per annum, 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

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

Or our Joint Agent: Paul Nichols & Company
Contact: Paul Nichols
Telephone: 0161 834 7563
Email: paul@paulnichols.com



For Identification Only

Not to Scale

Chartered Surveyors

**Fifteen Cross Street
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