

# To Let

**39-41 Poulton Street  
Kirkham, Preston  
PR4 2DP**

February 2019



## 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
<b>Total</b>	<b>151.9</b>	<b>1,635</b>

## 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

Tel: 0151 471 6714

Email: [Jennifer.mallon@avisonyoung.com](mailto:Jennifer.mallon@avisonyoung.com)

### Avison Young

No 4 St Paul's Square, Old Hall Street, Liverpool L3 9SJ

Avison Young is the trading name of GVA Grimley Limited. © 2019 GVA Grimley Limited

- 1) Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is) in this brochure is provided on the following conditions:
- 2) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 3) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or

- representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 4) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- 5) All prices quoted are exclusive of VAT.
- 6) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.