

# MORGAN

# MARTIN

## TO LET

### Ground Floor

### Retail/Office Premises

## 165 Liverpool Road

## Hutton

## PRESTON

## PR4 5FE



**Ground Floor 630 sq ft (58.5 sq m)**

#### LOCATION

The property occupies a prominent position fronting Liverpool Road in Hutton, close to its junction with the A59. This section of Liverpool Road feeds traffic into the settlement of Longton. The property is situated close to Hutton Grammar School. The property forms part of a small retail parade which includes a range of local occupiers including a café, Chinese takeaway, Beauty Salon, etc.

#### DESCRIPTION

The premises form part of a two-storey, mid-terrace building of brick construction under a pitched tiled roof. The upper floor residential flat has been sold off separately. The premises comprise the ground floor only.

#### ACCOMMODATION

The premises provide the following approximate net internal floor areas:

Three offices/retail area: 630 sq ft (58.5 sq m)

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

#### LEASE

The property is available on a new full repairing and insuring lease for a term of years to be agreed.

#### RENTAL

£10,000.00 per annum exclusive.

#### RATING ASSESSMENT

The property is entered into the Rating List at Rateable Value £6,300.

#### VAT

The property is not registered for VAT.

#### EPC

An Energy Performance Certificate will be available in due course.

#### FURTHER INFORMATION

Please contact: Charles D Bell

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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



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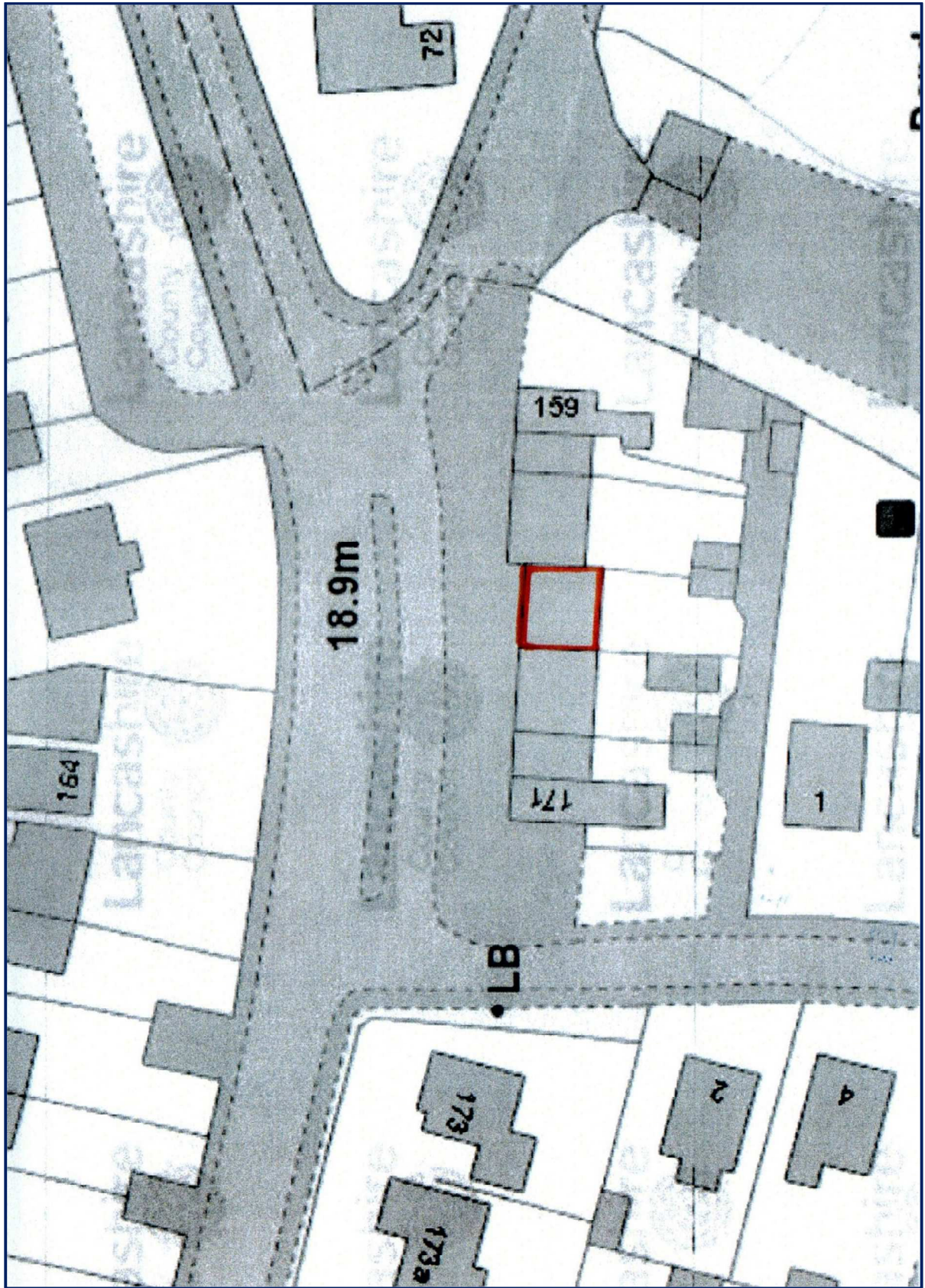
Chartered Surveyors

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