

TO LET



52 Hough Lane, Leyland PR25 2SA



885 – 1,153 sq ft
Area



£15,750 p/a
Rent



£13,750
Rates - RV



C75
EPC

- Property occupies a prime position on Hough Lane in the centre of Leyland
- Nearby occupiers include Card Factory, Grahams/Bodycare, Iceland, Savers and Boots
- Leyland is a busy town in West Lancashire approximately 6 miles south of Preston and with good road communications via the A581 and the A6 providing access to the M6 just 3 miles to the east.

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Area

Ground Floor	885 sq ft (82.24 sq m)
First Floor	268 sq ft (24.89 sq m)

Terms

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

£15,750 per annum exclusive of Rates, VAT, Service Charge and all other outgoings.

Rates

Rateable Value April 2023 Valuation: £13,750

EPC

C75

VAT

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

Legal costs

Each party to be responsible for their own legal costs.

For further information please contact:



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Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:
https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.
We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Disclaimer

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