
TO LET



Leyland Station, Station Brow, Leyland PR25 3NN

Commercial Opportunity

463 - ,1033 Sq Ft
(43 - 96 Sq M)

- ✔ Prominent location fronting Station Brow
- ✔ Newly refurbished
- ✔ Approximately 1,000 passenger journeys on a week day
- ✔ Suitable for a variety of commercial uses
- ✔ Excellent street profile
- ✔ Available Now



DESCRIPTION

On behalf of Northern, an opportunity is available to take occupation of space within the former ticket office on ground and first floor.

The space on the first floor is high street facing fronting Station Brow and the ground floor space fronts on to the station car park.

The premises are suitable for a variety of commercial uses with an opportunity to let the two floors separately. The landlord is looking for a party/ies to bring the building back into use and is open to offers. The premises have recently benefitted from significant investment from Northern to bring back into lettable condition and are open to flexible terms for the right tenant/s.

The premises benefit from electricity, water and is connected to mains drainage.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground	463	43
First	570	53
Total	1,033	96

LOCATION

The station is located just south of Preston on the West Coast Main Line and is halfway between Glasgow and London, some 198 miles in either direction.

Leyland Station is very much a commuter station with 3 services an hour Monday to Saturday towards Blackpool North and two an hour on Sunday. There are also 2 services an hour Monday to Saturday to Manchester Airport, 2 services an hour Monday to Sunday towards Manchester Piccadilly and 1 service an hour Monday to Sunday towards Liverpool Lime Street

The premises are situated facing the station car park and Station Brow.

The station benefits from an annual footfall of approximately 312,364 with weekday passenger journeys of circa 1,000.

SERVICE CHARGE

The service charge will be the equivalent of 7.5% of the annual rent.

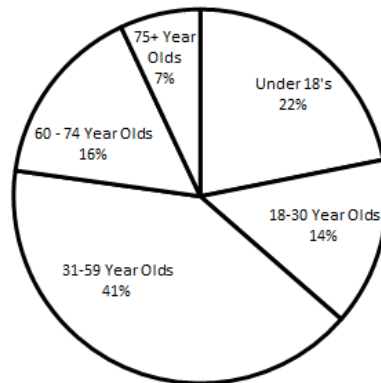
INSURANCE

The service charge will be the equivalent of 2.5% of the annual rent.

NEARBY ATTRACTIONS

- VM** British Commercial Vehicle Museum
- ME** South Ribble Museum and Exhibition Centre
- LM** Leyland Market
- WP** Worden Park

Total Population : 38,805



LOCAL DEMOGRAPHICS

Source – NOMIS & townnames.co.uk

Average Household Income: £40,600

Typical Occupation: Professional Occupations

Households with no car: 18.1%

Level 4 Qualifications or above: 23.4%





TERMS

An effective full repairing & insuring lease that will be contracted out of the Security of Tenure provisions of the Landlord & Tenant Act 1954 is offered for a term to be agreed.

RENT

The Landlord is inviting interested parties to put forward a rental offer based on a % of turnover subject to a Minimum Guaranteed Rent.

BUSINESS RATES

The Tenant will be responsible for the Business Rates payable, interested parties are advised to contact the VOA direct.

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

EPC

The Ground Floor has an EPC rating of D (81) and the First Floor D (82).

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

lsh.co.uk

© Lambert Smith Hampton. Details of Lambert Smith Hampton (LSH) can be viewed on our website www.lsh.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by LSH as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions for any purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by LSH or by any of its directors, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. Regulated by RICS 26-Jul-2023

**Lambert
Smith
Hampton**

Joe Simms
0113 245 9393
jsimms@lsh.co.uk



Letting FAQ's

- **Lease Length**
Typical lease terms are between 3 and 6 years however longer or shorter terms are possible
- **The Rent**
The Landlord may set a required minimum guaranteed rent or in certain circumstance may seek offers where the interested party is required to put forward a rent that they could afford to pay per annum based on their business plan
- **Minimum Guaranteed Rent/Turnover Percentages**
The Landlord usually requires tenants to pay a percentage of turnover net of VAT which is to be underpinned by a minimum guaranteed rent. As a guide between 15% - 20% for catering use, circa 10% - 12% for alcohol based use, between 5% - 7% for convenience use and 10% for ancillary retail.
- **Is there a rent free period?**
Depending on the level of investment and the type of property the Landlord is open to discussing a rent free period. Typically this could be the length of the tenant's works or up to the date the tenant commences trading, or for schemes with substantial tenant investment the rent free period could increase to 6 or 12 months
- **Do I need planning permission?**
Planning permission maybe required in exceptional circumstances. Listed Building Consent may be required if the station is Listed. Interested parties will be responsible for liaising with the Local Authorities to determine if planning is required
- **Who is the Landlord?**
Northern Trains Limited
- **What is the service charge and insurance?**
The service charge will usually be a fixed sum or 7.5% of the minimum guaranteed rent. The service charge covers common services provided by the Landlord that could include lighting, heating, security, estate maintenance of the common areas, tenant refuse collection etc. The insurance charge is a Tenant contribution towards the overall station insurance premium, usually a fixed fee or 2.5% of the minimum guaranteed rent
- **How much are the legal fees?**
The Landlord expects the Tenant to pay their fees towards the lease preparation costs which will be £1,500 plus VAT.
- **How long will the process take?**
Typically the process can take between 3 and 6 months but could be longer or shorter depending on the complexity of the letting and whether planning/Listed Building Consent is required or if Superior Landlord's consent is required to any works or if they are party to the lease.