

TO LET

**Modern Retail/Office Unit to
Tarleton Village Centre**

Rental: £8,400 Per Annum

Fitton Estates
.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

93a Church Road, Tarleton, Lancashire, PR4 6UP

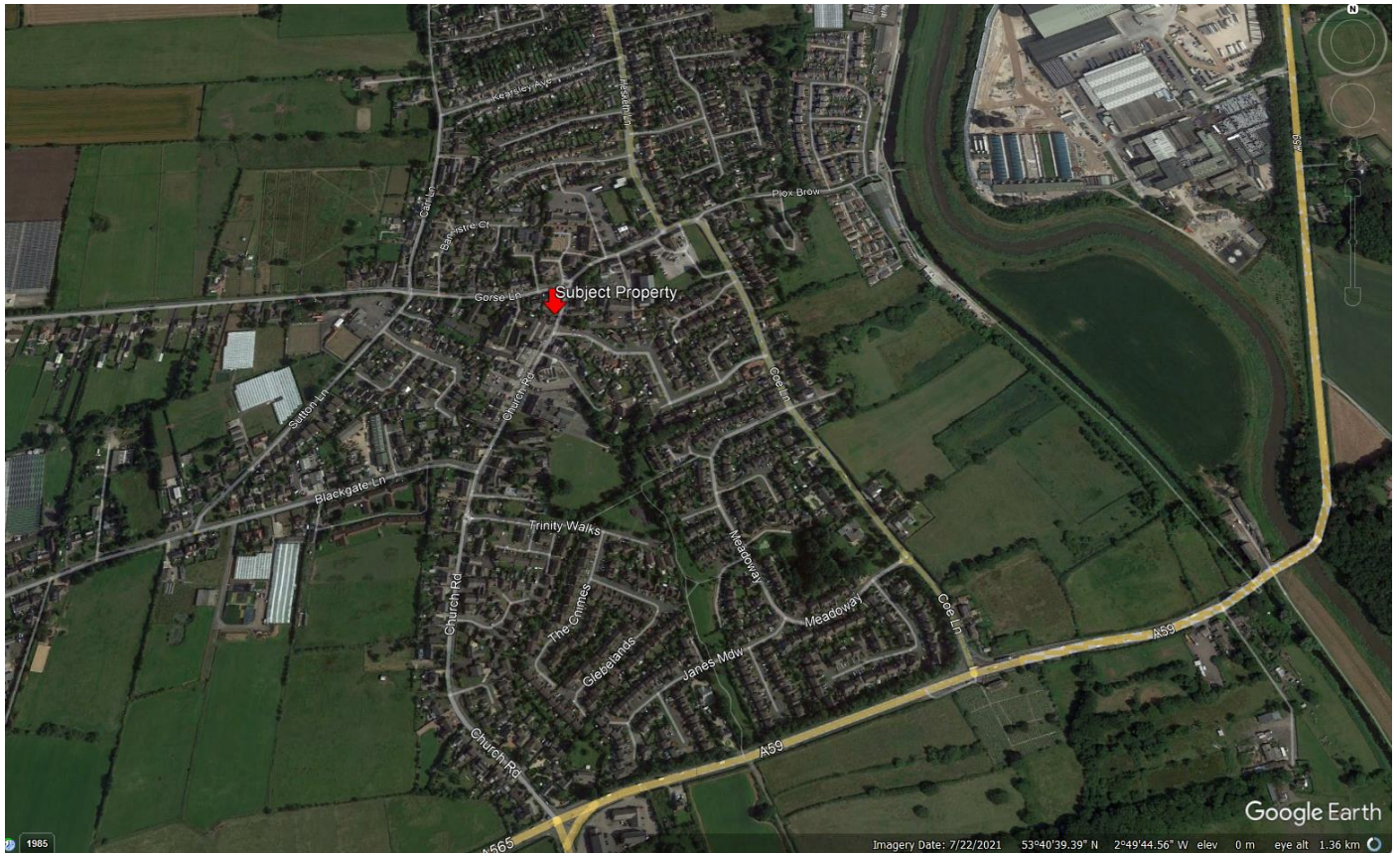


- **Modern Retail / Office Premises Over 2 Floors**
- **Located to the Heart of Tarleton Village with Easy Access to the A59**
- **Available with the Benefit of a New Lease**
- **Parking Facilities to the Rear of the Property**
- **Would Suit a Variety of Uses Subject to All Appropriate Permissions**



**Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com**

Location: The premises are located to the heart of Tarleton Village, to the main commercial thoroughfare with good vehicular and pedestrian passing trade plus large residential catchment area surrounding. The premises are well placed for immediate access to the A59 with the motorway network (M6) beyond.



Description: Modern Retail/Office Premises Located to Tarleton Village.

The property comprises attractive semi detached premises with parking facilities to the rear.

Internally the premises are arranged over two floors and comprise ground floor open plan area with 2 offices/storage rooms to the first floor together with kitchen and W.C. facilities.

The property may suit a variety of uses subject to all appropriate permissions and is available to let with immediate vacant possession.





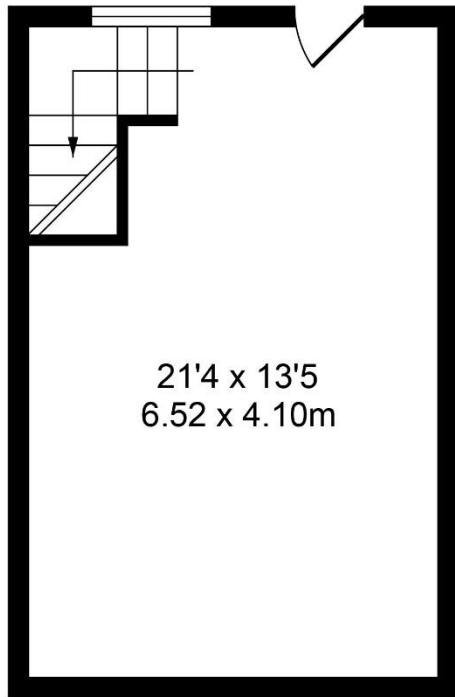
Accommodation: We understand the accommodation extends to the following Net Internal Areas:

Ground floor: 24.50 sq m (263.62 sq ft)

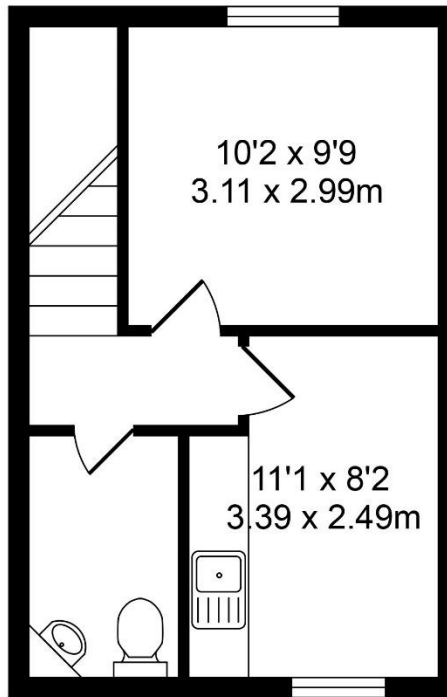
First floor: 20.40 sq m (219.50 sq ft)

Total: 48.60 sq m (522.93 sq ft)

Ground Floor



First Floor



Terms: The property is available with the benefit of a new lease on terms to be agreed.

Rent: £8,400 per annum exclusive of all other outgoings.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

VAT: All prices and rentals where quoted are exclusive of but may be subject to VAT.

Legal: Ingoing tenants will be responsible for their own legal fees.

Business Rates: From our investigations of the Valuation Office Agency we are advised the Rateable Value effective from 1 April 2023 is as follows: Shop and Premises £5,400. We advise interested parties should contact West Lancs BC (01695 577177) to qualify the likely payments.

EPC: A full copy of the EPC & Recommendation Report are available on request.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Prepared 03 January 2024

Regulated by RICS. Fitton Estates for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.