

Available Due To Relocation

TO LET

Ground Floor Retail Unit

£9,000 plus VAT per annum

# Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

**Tarleton Courtyard, Unit 3, Church Road, Preston, Lancashire PR4 6UP**

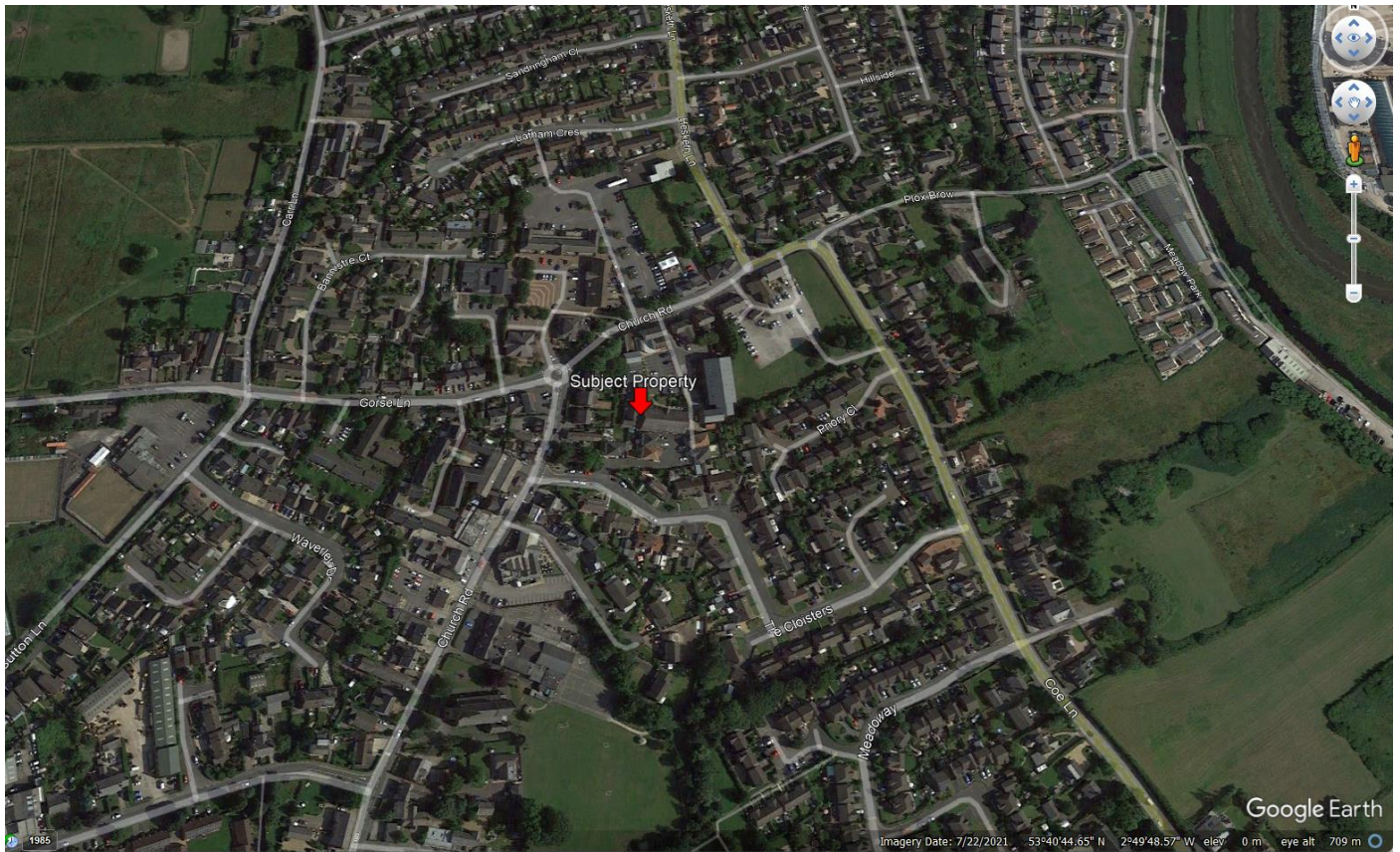


- Retail Unit to Centre of Tarleton Village
- Newly Constructed Development
- Available by Way of a New Lease
- Open Plan with Brew Station & WC Facilities



Fitton Estates, Hoghton Place, 47 Hoghton St,  
Southport, Merseyside, PR9 0PG  
Telephone: 01704 500345  
Email: [info@fittonestates.com](mailto:info@fittonestates.com)

**Location:** The property is located within the newly constructed Courtyard development found to Tarleton Village centre. Tarleton is a well regarded location in West Lancashire, approximately midway between Southport and Preston, and has immediate connections with the A59 and A565.



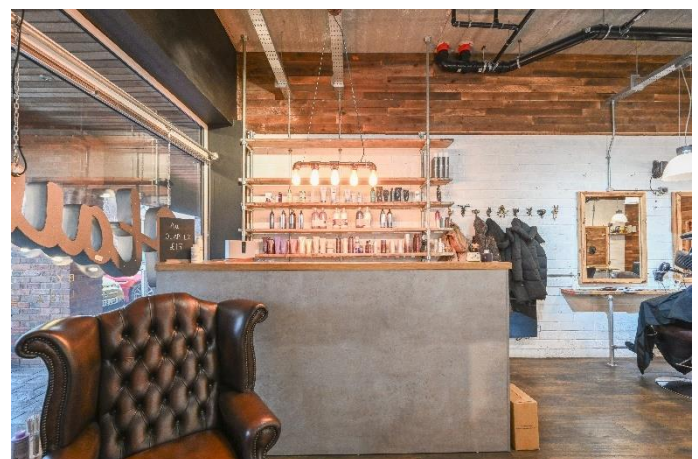
**Description:** Modern Retail Accommodation to New Development.

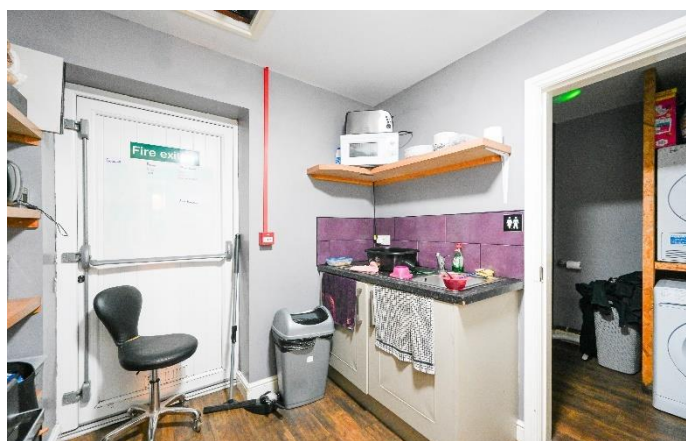
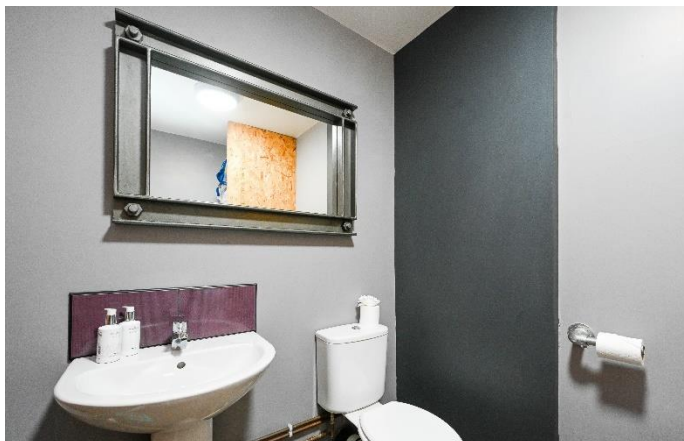
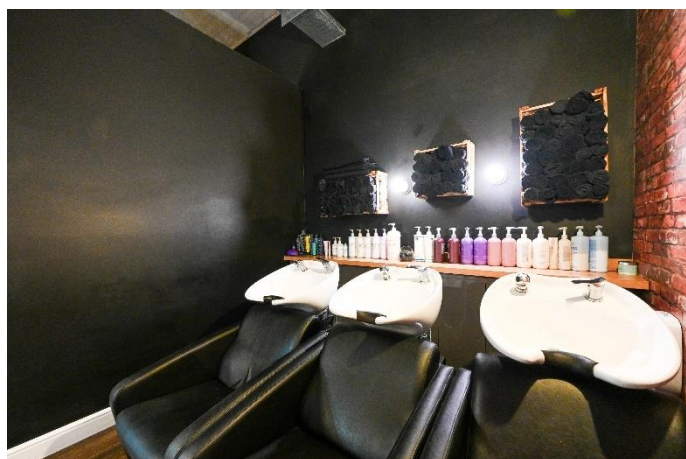
The subject property is a ground floor retail unit within the newly constructed Courtyard development of retail, office and residential accommodation. Currently arranged as salon premises, however suitable for alternative uses, subject to necessary consents. Please note we understand there is a prohibition against any food or drink uses.

Access to the unit is via a pedestrianised door with signage provisions above. The accommodation provides an open plan retail area with separate kitchen and WC facilities to the rear.

Ample parking is found to the Courtyard, which is also host to a number of established operators.

**Permitted Hours:** 0800 hours to 1900 hours Monday to Friday, and 0900 hours to 1800 on Saturdays, and 1000 hours to 1600 hours on Sundays and Bank Holidays.





**Rent:** We are quoting a headline rental of £9,000 per annum plus VAT (£750.00 pcm) exclusive of all other outgoings. We understand there is a service charge levied currently at £100.00 pcm.

Please note the rental & service charge are subject to VAT.

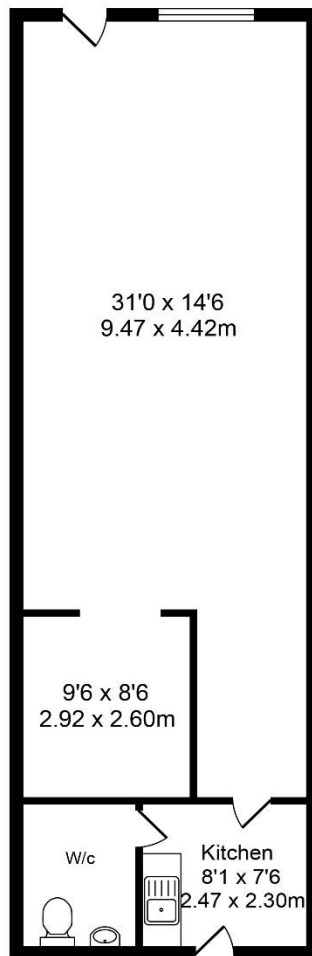
**VAT:** We understand VAT will apply to the rental and service charge payable.

**Terms:** The premises are available by way of a new lease on terms to be agreed.

Deposit and references may be required.

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

**Accommodation:** We understand the suite extends to approximately 580 sq ft NIA. Floor plan not to scale - for indicative purposes only.



Approx. Floor  
Area 708 Sq.Ft  
(65.8 Sq.M.)

**Business Rates:** From our investigations of the Valuation Office Agency we are advised the Rateable Value (2023) is as follows: Shop and premises £7,200.

We advise interested parties should contact West Lancs BC (01695 577177) to qualify the likely payments and reliefs.

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

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

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

#### **Details Prepared 22 February 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.