

Ground Floor Retail Unit

TO LET

£9,000 plus VAT per annum

# Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

## Tarleton Courtyard, Unit 4, Church Road, Tarleton, PR4 6UP

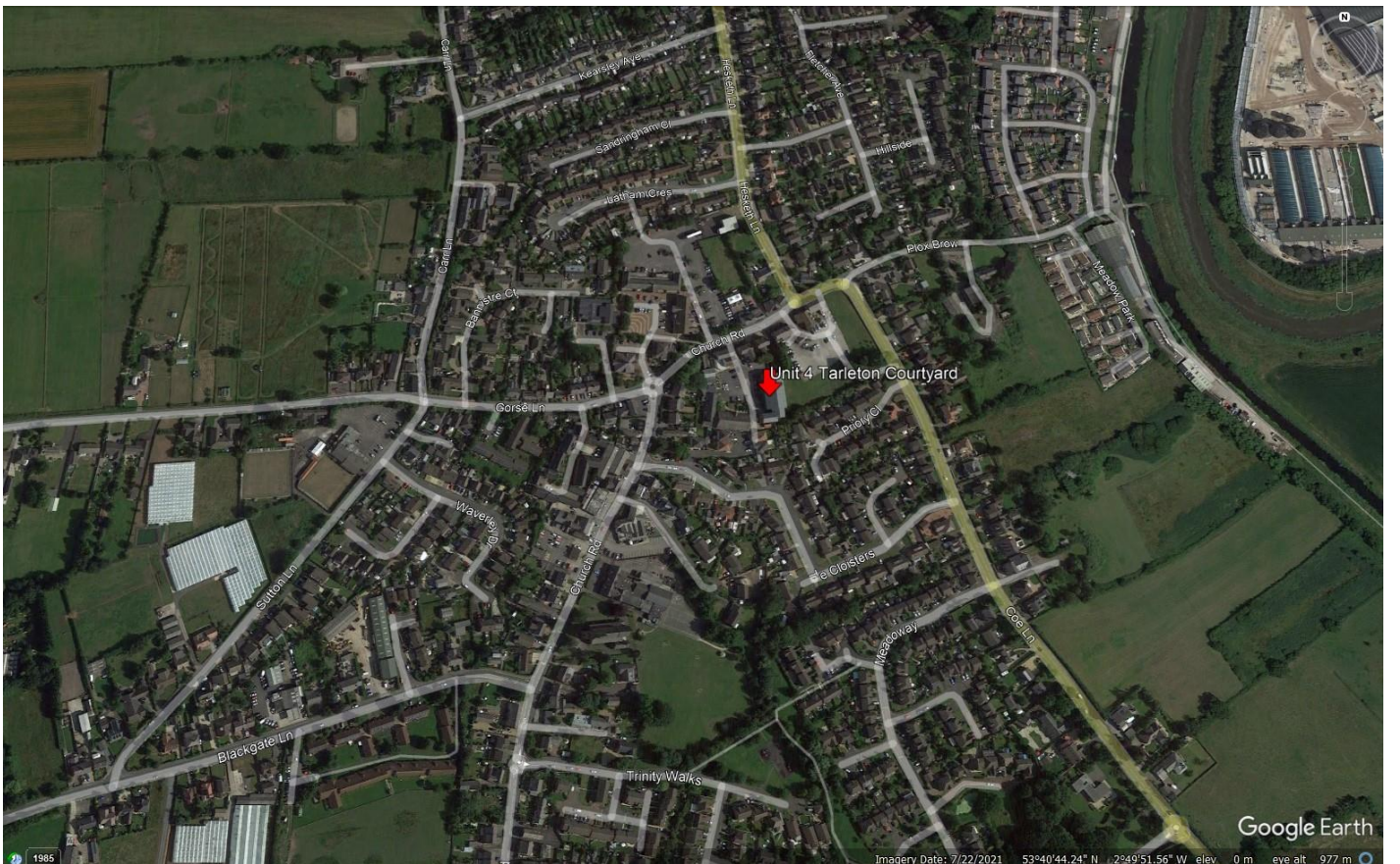
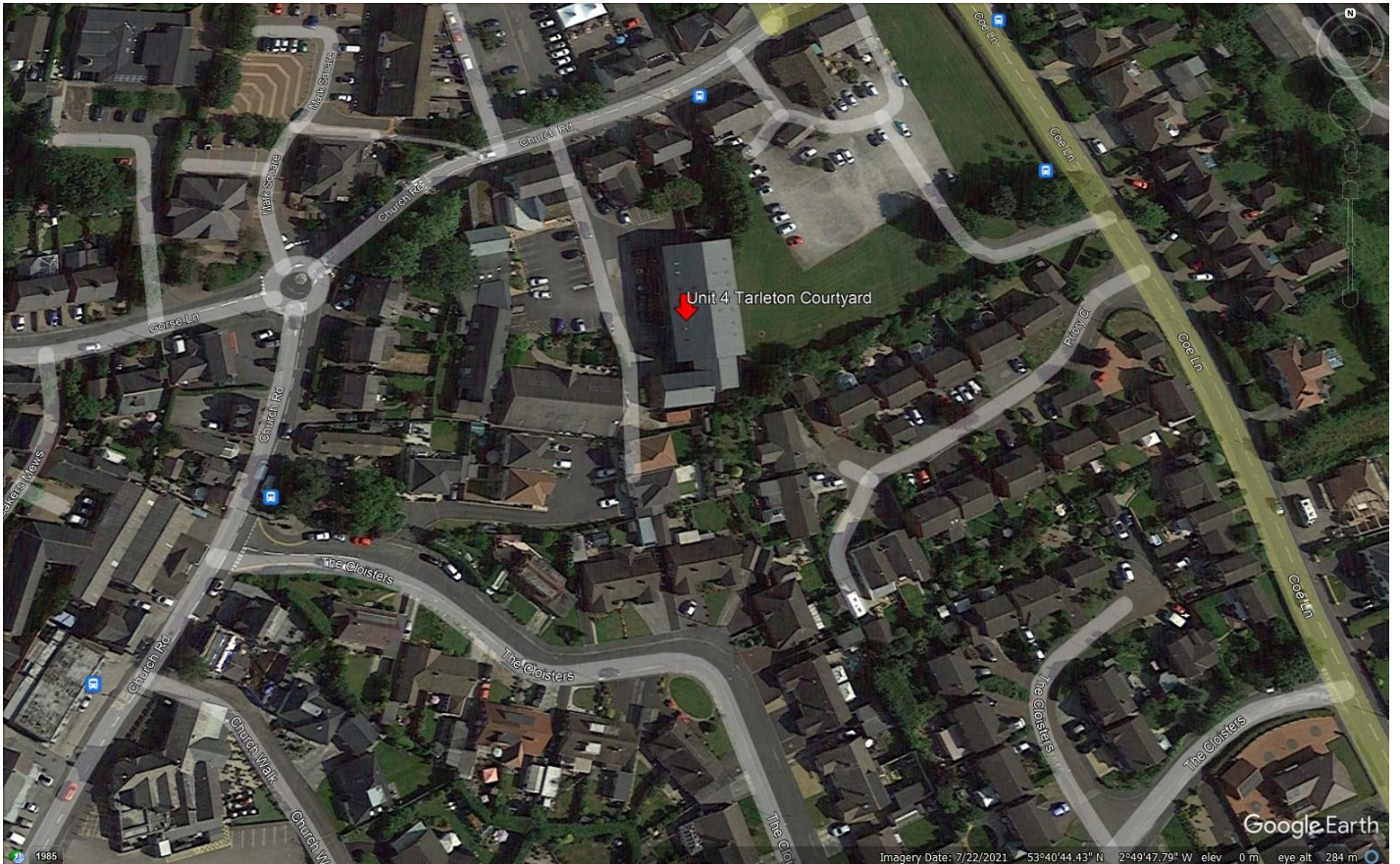


- Retail unit to centre of Tarleton Village.
- Newly constructed development.
- Available by way of a new lease.
- Open plan with brew station & WC facilities.



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.

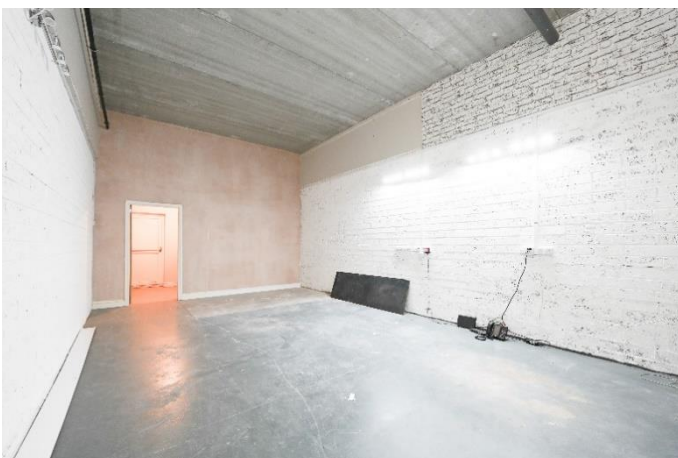


**Description:** Modern Ground Floor Retail Accommodation to New Development.

The subject property comprises a ground floor retail unit within the newly constructed Courtyard development of retail, office and residential accommodation. Access to the unit is via a pedestrianised door with signage provisions above. The accommodation provides an open plan retail area with separate kitchen/brew station and WC facilities to the rear.

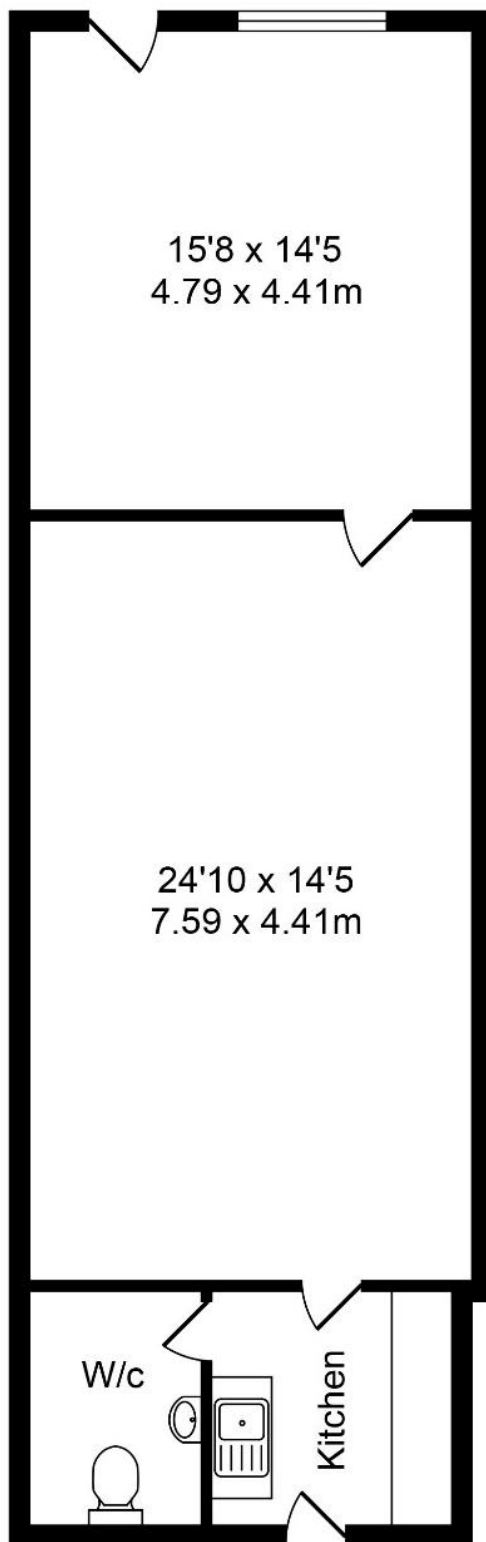
Ample parking is found to the Courtyard, which is also host to a number of established operators.

Please note we understand there is a prohibition against any food or drink uses.



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

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



**Rental:** The property is available by way of a new lease, at 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 £85.00 pcm.

References and deposit will 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.

**VAT:** We understand VAT will be applicable to the rental.

**Legal:** Each party will be responsible for their own legal fees.

**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.

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

#### **Details Prepared 30 April 2024**

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