

The Kiosk, Lancashire Business Park, Leyland, PR26 6TY

TO LET



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Use - Office, Retail

Size - 80 Sq ft

Rent - £3,500 per annum, plus VAT.

- Former Security Office Currently being used as a Cafe
- Ample on site parking
- Competitive rent



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

Situated within Lancashire Business Park, The Kiosk is accessible directly from the main estate road and Centurion Way.

Leyland town centre, Chorley and Preston are all within a 5 mile radius and junction 9 of the M6 motorway is close by and provides easy access to the remainder of the national motorway network.

Occupiers on the development include Amazon, Navigator Tissues, LCC and NHS.

Description

Situated at the entrance to the business park, the property comprises a former security lodge which has recently being used as a cafe serving coffee, sandwiches and snacks.

It has recently been refurbished and benefits from carpet tile floors, numerous electric sockets and LED lighting.

To the outside is an area suitable for seating (if used for a kiosk) and/or car parking.

A set of cafe equipment and kitchen fittings are available by separate negotiation with the existing tenant. Further details on request.

Accommodation

We have estimated the gross internal area is 80 sq.ft.

Rental

£3,500 per annum, plus VAT.

Lease Terms

The property is available by way of a new lease for a minimum period of 3 years on FRI terms.

Rent will be exclusive of the service charge and buildings insurance which is recovered by the landlord separately and reviewed annually.

Service Charge

The service charge and building insurance to be confirmed.

Deposit

A rent deposit equating to 10% of the rent will be payable to the landlord and held for the duration of the lease.

Rating

The property will require reassessment upon occupation however it is anticipated that no business rates will be payable by eligible occupiers.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT will be charged at the prevailing rate.

Services

With the exception of gas all mains services are available to the property.

EPC

An EPC will be available on request.

Viewing

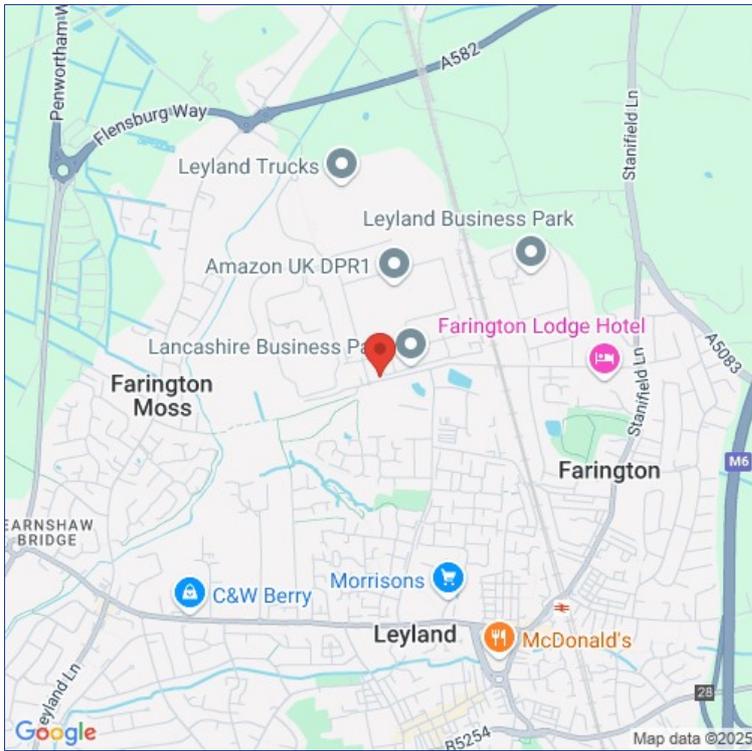
Strictly via agents Taylor Weaver

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