



**TO LET      UNIT 2, 179 STATION ROAD, BAMBER BRIDGE, PRESTON  
PR5 6LA**

1,227 ft<sup>2</sup> / 114 m<sup>2</sup> Ground floor modern shop/office premises

- Occupying a prime position in the centre of Bamber Bridge
- Adjacent occupiers include Morrisons Supermarket, Food Warehouse (Iceland), Betfred and TSB Bank
- Currently arranged as a reception with private offices, the partitions could readily be removed to create an open plan retail/office area.

## **Location**

Occupying a prime position in the heart of Bamber Bridge, adjacent to a Morrisons Supermarket, with a large public car park to the rear.

## **Description**

Ground floor modern retail/office premises with access to the rear servicing yard.

## **Accommodation**

The gross internal floor area is approximately 1,227 ft<sup>2</sup>.

The unit has the benefit of a modern shop front, together with electrically operated roller shutter door and has an internal width of 24 ft 4 in with a total depth of 50 ft 6 in.

Currently arranged to provide a reception area with 3 offices, kitchen, disabled WC facilities and store room.

The property is only divided with lightweight partitions and could readily be opened up to create a full open plan retail area.

## **EPC**

The Energy Performance Asset rating is Band C60. A full copy of the EPC is available at [www.epcregister.com](http://www.epcregister.com).

## **Assessment**

The property is entered on the rating list at a rateable value of £24,500.

Rates payable 2026/2027: 43.2p in the £

## **Services**

The property has the benefit of electric panel heating, together with intruder and fire alarm systems.

## **Planning**

Considered suitable for a wide range of retail or office uses within Class E.

Prospective tenants are advised to make their own enquiries of South Ribble Borough Council's planning department on 01772 421491.

## **Lease**

The premises are offered on effective full repairing and insuring terms, by way of service charge, for a term of a 5 years, or multiples thereof, subject to upward only rent reviews at 5 yearly intervals.

## **Service Charge**

A service charge will be levied to cover the cost of maintaining the common areas of the development, including the rear car parking and servicing areas. Full details on request.

## **Rental**

£18,500 per annum, plus VAT, payable quarterly in advance by standing order.

## **Legal Costs**

Each party are to be responsible for their own legal costs involved in the preparation of the lease.

## **Viewing**

Strictly by appointment through the agents HDAK.  
Telephone: 01772 652652 or e-mail: [reception@hdak.co.uk](mailto:reception@hdak.co.uk)