



To  
Let

## 138 Preston Road, Grimsargh, Preston PR1 5JQ

Commercial premises with planning permission in place for food & beverage related business but considered suitable for alternative uses subject to planning

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## Key Highlights

- **New development providing 2 storey accommodation, roof terrace & outside areas**
- **Planning permission for use as bistro / restaurant / coffee shop etc.**
- **Considered suitable for other uses in addition to that which planning consent has been gained to include boutique and niche retail, day nursery etc. subject to gaining of planning consents**
- **Heart of the village location**



## Location

The subject is situated in a prominent position fronting onto Preston Road which is the main arterial route through the village of Grimsargh to the north east of Preston. Grimsargh is a semi-rural location which is easily access from the M6 motorway and which is only a short drive to the larger township of Longridge.

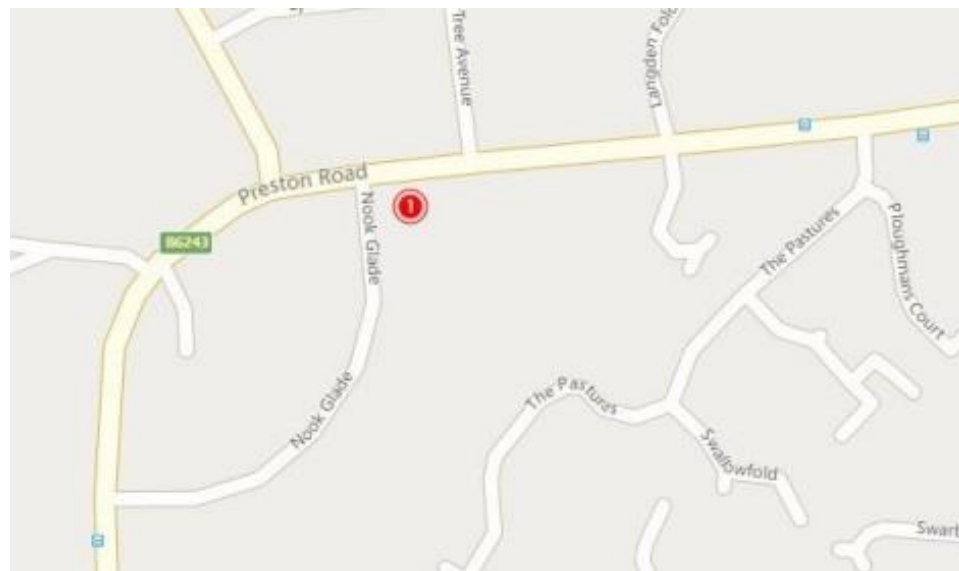


## Description

The subject property is a brand new development providing modern open plan accommodation across 2 floors. The development is completed to a shell finish given that potential end fit out may vary subject to use. The property has planning consent for leisure/food & beverage and the premises are considered ideally suited for such use. They are also considered suitable for alternative uses to include niche retail, boutique, day nursery, consultation rooms and the like however planning consent may need to be gained for such uses.

Plans are available identifying the proposed layout of the premises and fit out options can be discussed with the developer. There is a degree of flexibility in relation to the layout of the premises albeit there are some restrictions in respect of position of stairwell and WCs etc.

To the front of the premises is a large open area which could be utilised for outside seating, car parking or similar, subject to necessary consents.





## Accommodation

The plans provided identify ground floor trading space with bar servery, kitchen, disabled WC, store/cellar and access to the 1<sup>st</sup> floor. Whilst at the 1<sup>st</sup> floor the accommodation provides trading area, male and female WCs, store/office and outdoor roof terrace. Given the premises are predominately open plan the exact configuration and size of facilities provided within the space has some flexibility. With this in mind, the property provides for a gross internal measured areas as follows

	SQM	SQFT
Ground Floor	103.68	1,169
First Floor	84.35	908



## Planning

The property has the benefit of planning permission for change of use from previous use to restaurant (Class E) 2 storey and single storey side extension with roof terraced area to side. Planning application reference no. 06/2020/1052.



## Services

All services will be connected to include mains water, drainage, electric and gas



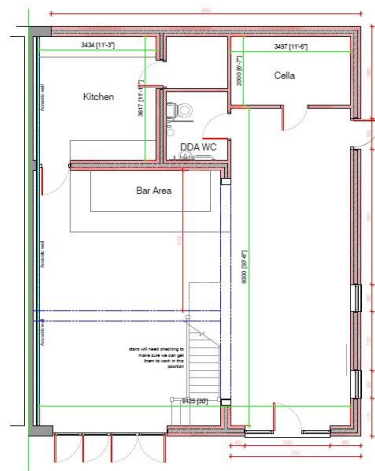
## Rating

The premises are currently not assessed for business rates but will be reassessed upon completion of the development and subject to a proposed Lessees use. We advise any interested parties to make enquiries and satisfy themselves regarding business rates liability that may be levied against them should they occupy the premises.

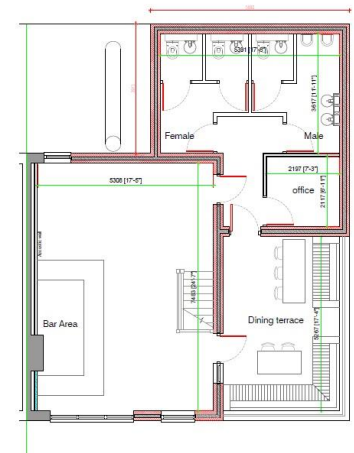


## EPC

An indicative Energy Performance Certificate is in the process of being obtained and will be made available to interested parties in due course.



PROPOSED PLAN VIEW  
ON GROUND FLOOR  
SCALE 1:50



PROPOSED PLAN VIEW  
ON FIRST FLOOR  
SCALE 1:50





## Opportunity

Given the current planning consent in place ideally interest from food & beverage and leisure operators are sought however consideration will also be given to alternative uses as described throughout this brochure and it is recognised that certain businesses such as those within the food sector and the other sectors identified where it is felt there is requirement for such facilities within this affluent village.

Leasehold terms to be negotiated subject to status of the enquirer.

The premises are to be let in a shell condition with the proposed Lessee to invest and fit out the premises as per their requirements. The Lessor will complete some further works to the premises when agreement is reached with a Lessee to ensure that the shell finish is as required.



## VAT

VAT may be charged at the prevailing rate. Your legal adviser should verify.



## Further Information

Further information can be obtained from the agents and following an initial application process, clients are happy to meet with interested parties to discuss the opportunity further.

**Anti Money Laundering** – in order to discharge legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

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Subject to contract.

Ref: AG0640 July 2022

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## REAL ESTATE

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