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Dewhurst Homes
Local Estate Agent

**UNIT 1, CALDER AVENUE
LONGRIDGE**



P.C.M £584

Dewhurst Homes are delighted to offer for this commercial unit situated in the heart of the market town of Longridge. The property is offered for lease at £7000 per annum. The unit comprises of a Upvc entrance door and double glazed floor to ceiling display windows, shop floor area, store room, kitchenette and disabled w.c. There is ample parking to the front of the units.

8 TOWNELEY PARADE, LONGRIDGE, PRESTON, LANCASHIRE
TEL: 01772 783933 FAX: 01772 786982

ACCOMMODATION

The commercial accommodation is reached from Calder Avenue with steps leading up to a newly flagged pathway with a gated entrance. A mixture of flower and shrub borders make for a very attractive frontage. There is also a disabled entrance from Humber Street.

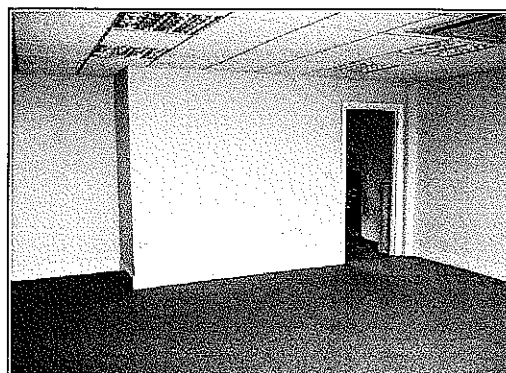
SHOP FLOOR AREA

5.92m(19'5") x 5.18m(17'0")

White Upvc double glazed door opens into the shop floor area offering approximately 331sqft/31sqm. To maximise sales potential there is a Upvc double glazed floor to ceiling window display. There are ample electric sockets to accomodate office equipment, two telephone points, warm air/air conditioning unit, commercial flourescent strip lighting housed in mirrored ceiling tiles. Hard wearing coir entrance mat, carpeted shop floor area.



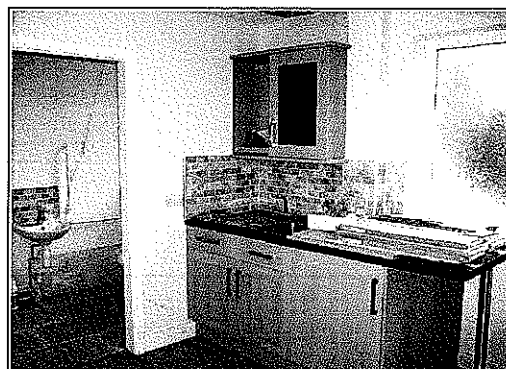
2ND VIEW OF SHOP FLOOR



KITCHENETTE/STOREROOM

3.53m(11'7") x 3.07m(10'1")

Fitted with a range of wall and floor units complemented by contrasting worksurfaces, stainless steel sink and drainer with a mixer tap. Tile splashbacks, smoke alarm, vinyl flooring. Upvc door leading out onto Humber Street.



SEPARATE WC

Modern disabled toilet facilities comprising of a low flush w.c., hand washbasin with a tile splashback, grab rails, frosted double glazed window and extractor fan.



APPLIANCES

Any electrical appliances included have not been tested neither have drains, heating, plumbing and electrical installations and all purchasers are recommended to carry out their own investigations before contract.

HOUSE TO SELL

If you have a house to sell we can provide FREE market appraisal and sales advice. For details call 01772 783993

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INTERNET

Remember that over 85% of all potential buyers use websites to search for their next home Dewhurst Homes make the most of this powerful selling tool by using the strength of www.dewhursthomes.co.uk, www.rightmove.co.uk, www.propertyfinder.com which also provides links to around 20 further sites including MSN, AOL, THETIMESONLINE and SKY, www.thinkproperty.com, www.vebra.com, www.yell.com and www.propertytoday.co.uk

MORTGAGE ADVICE

We have a range of mortgages available, please call us on 01772 783993 to arrange an appointment

POSSESSION:

On completion of purchase.

RATEABLE VALUE:

Council Tax Band

TENURE:

Understood to be freehold and free from rent charge.

VIEWINGS.

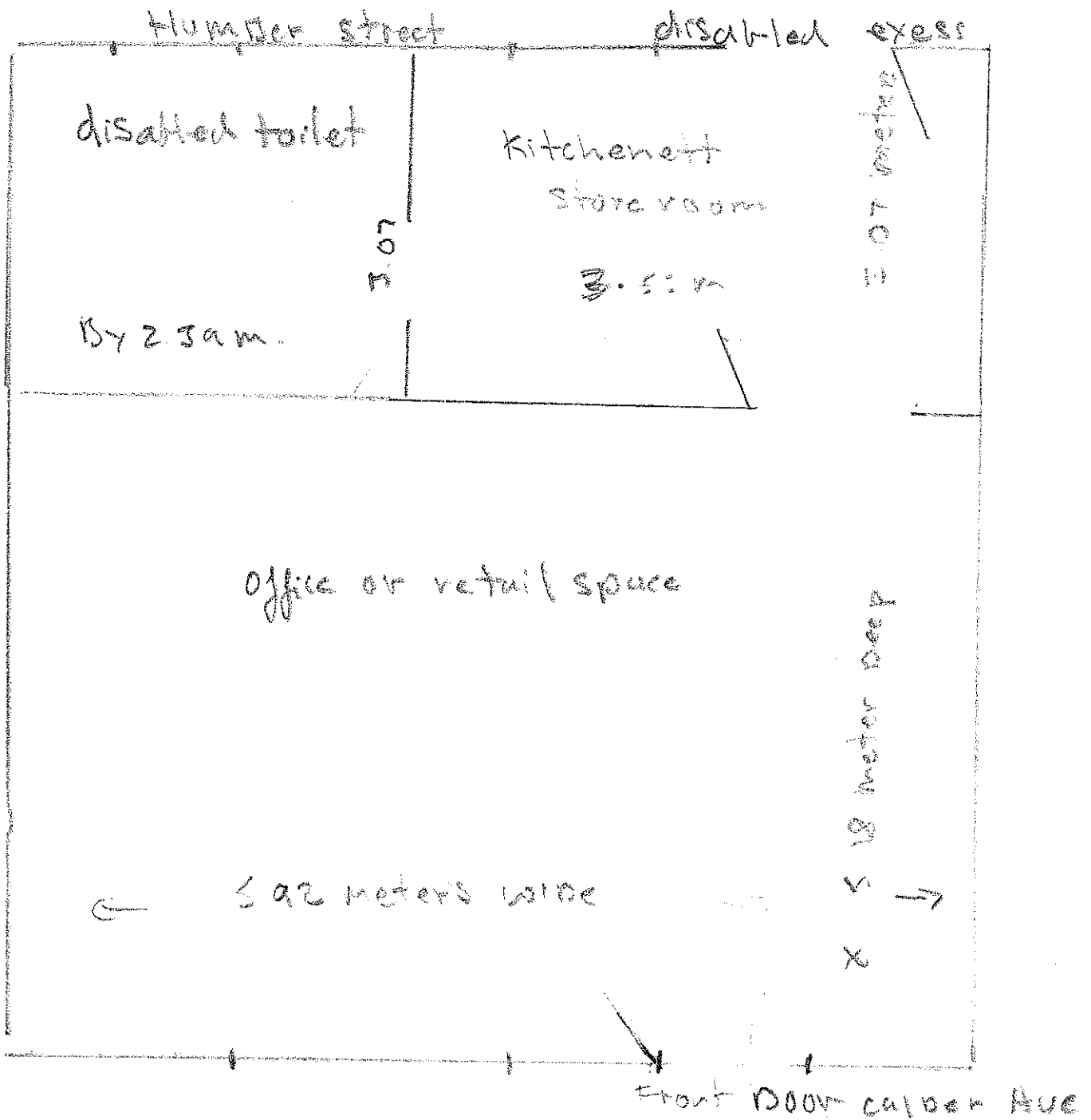
Strictly by appointment via the Agents Tel: 01772 783993.
Office open 7 days per week:- Mon to Fri 9:00am to 5:30pm
Thursdays 9:00am to 7:00pm.
Saturdays 9:00am to 4:00pm.
Sundays 10:00am to 4:00pm.

MISDESCRIPTION ACT

Your attention is drawn to the following notice.

This footer paragraph is an example only and should not be relied upon as complying with current legislation. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Details Printed



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