

# For Sale



## Leyland

2-4 Golden Hill Lane, PR25 3LP

Total Area: 5,275 sq ft (490 sq m)

Offers in the Region of: £225,000

**Location & Description:**

- Leyland is a well-established market town in South Ribble, Lancashire, located approximately 6 miles south of Preston and 30 miles north-west of Manchester. The town has excellent transport connectivity, with Junction 28 of the M6 motorway providing direct access to the wider North West region. Leyland railway station offers frequent services to Preston, Manchester, and Liverpool.
- The town has a strong industrial heritage and is home to some major employers in the north west. Leyland's retail provision is centred around Hough Lane and the market, with many larger national brands occupying standalone units around the town centre. The town supports a population of around 39,000, with a wider catchment area benefiting from strong residential growth. Leyland Council have recently sourced funding for 2 large redevelopment projects in the town centre, and have raised c. £38 million to invest in the town centre, including a new market hall and a business hub called Base2.
- The property occupies a prominent pitch on the corner of Golden Hill and Station brow at the northern end of the town centre. The property is slightly removed from the prime retail pitch which is centred around Hough Lane and Chapel Brow. Nearby retailers include Station Dental Practice, The Queens Pub, The Wellness Centre and Rimmers Music Shop.

**Demise:**

Ground Floor	3,261 sq ft	(303.00 sq m)
Ground Floor Ancillary	1,612 sq ft	(149.76 sq m)
Basement Ancillary	247 sq ft	(22.95 sq m)
First Floor Ancillary	154 sq ft	(14.31 sq m)
Car Parking Spaces	8	

**Price:**

Offers in the region of £225,000.

**Tenure:**

Freehold with vacant possession.

**VAT:**

We have been informed by our client that the property is not elected for VAT. Buyer is to make their own investigation.

**EPC:**

Available upon request.

**Legal and Professional Fees:**

Each party to bear their own costs.

**Rating Assessment:**

Rateable Value (April 2023) - £50,500.

**Date Prepared:**

May 2025

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding the source of the funds used to complete the transaction.

**For further information and to register and stay up to-date with this property please click the image below.**

**Contact Us:**

**Simon Colley**

07966 181708

simon@barkerproudlove.co.uk

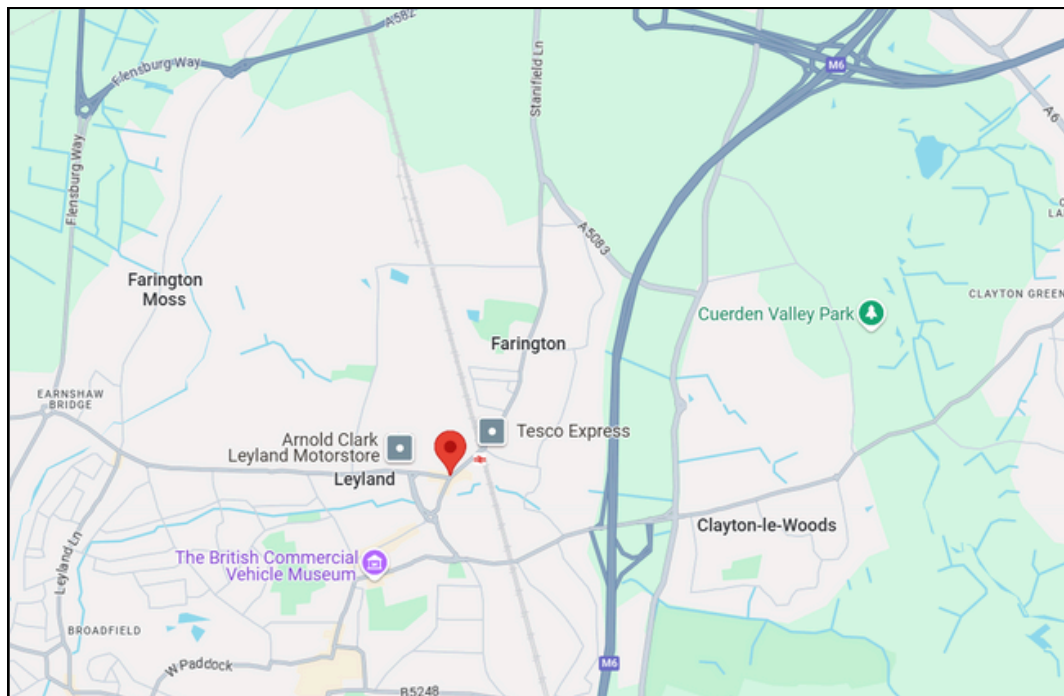
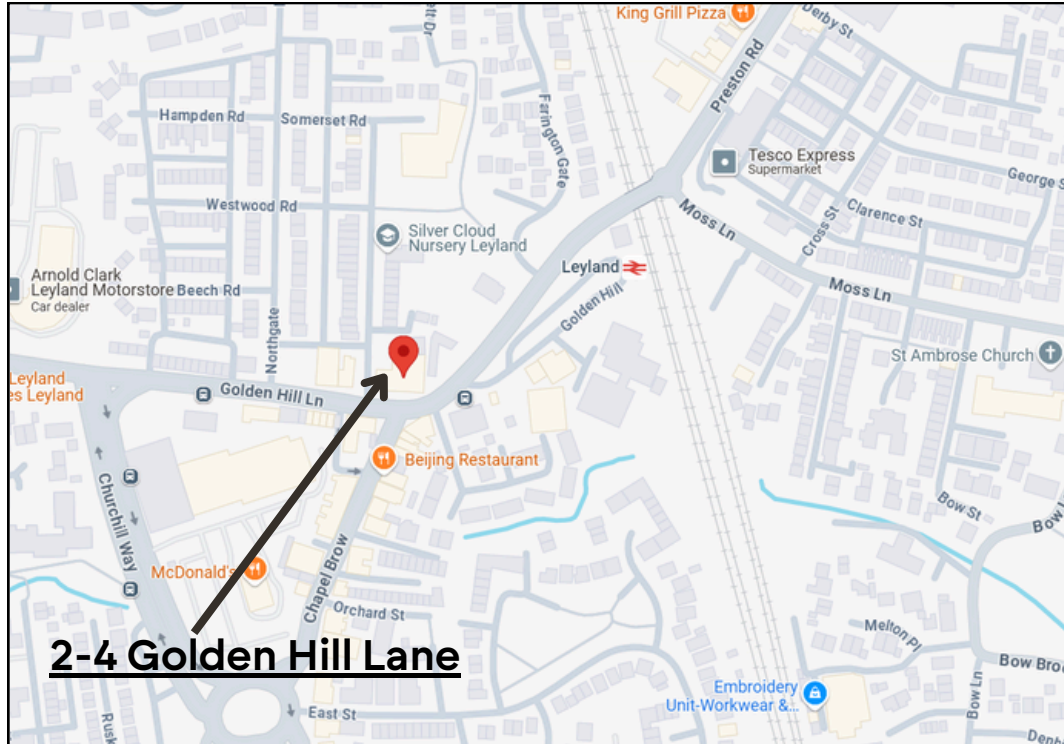
**James Moss**

07977 278229

jmoss@barkerproudlove.co.uk

**In partnership with:**





IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.