

To Let



For Illustration Purposes Only

Leyland

Coffee Opportunity

Ground Floor: 1,216 sq ft (112.97 sq m)

Rent on Application

Location & Description:

- The coffee opportunity is located in the heart of Leyland within the Northworks Development which houses the towns business, advice, skills and enterprise hub.
- This area will be transformed into a Market Square, with Northworks being a key element of this transformation.

Demise:

Ground Floor 1,216 sq ft (112.97 sq m)

Rent:

Available upon application.

Lease:

A new effectively full repairing and insuring lease for a term of years to be agreed.

Service Charge:

Available upon request.

EPC:

Available upon request.

Legal and Professional Fees:

Each party to bear their own costs.

Rating Assessment:

The premises have yet to be assessed for rates purposes, for further information please visit Gov.uk.

Date Prepared:

July 2026

MONEY LAUNDERING REGULATIONS in accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

Kiera McLaughlin

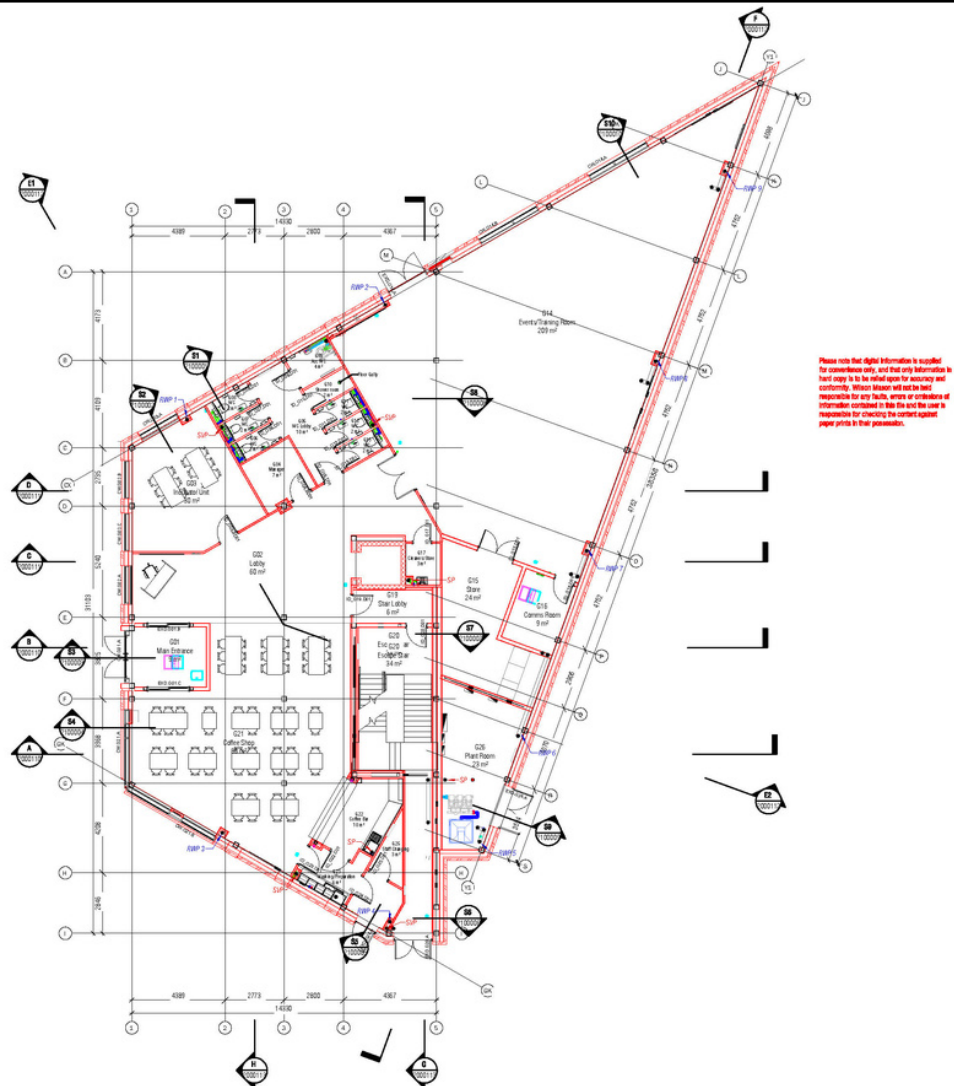
07591 835776

kiera@barkerproudlove.co.uk

Tom Prescott

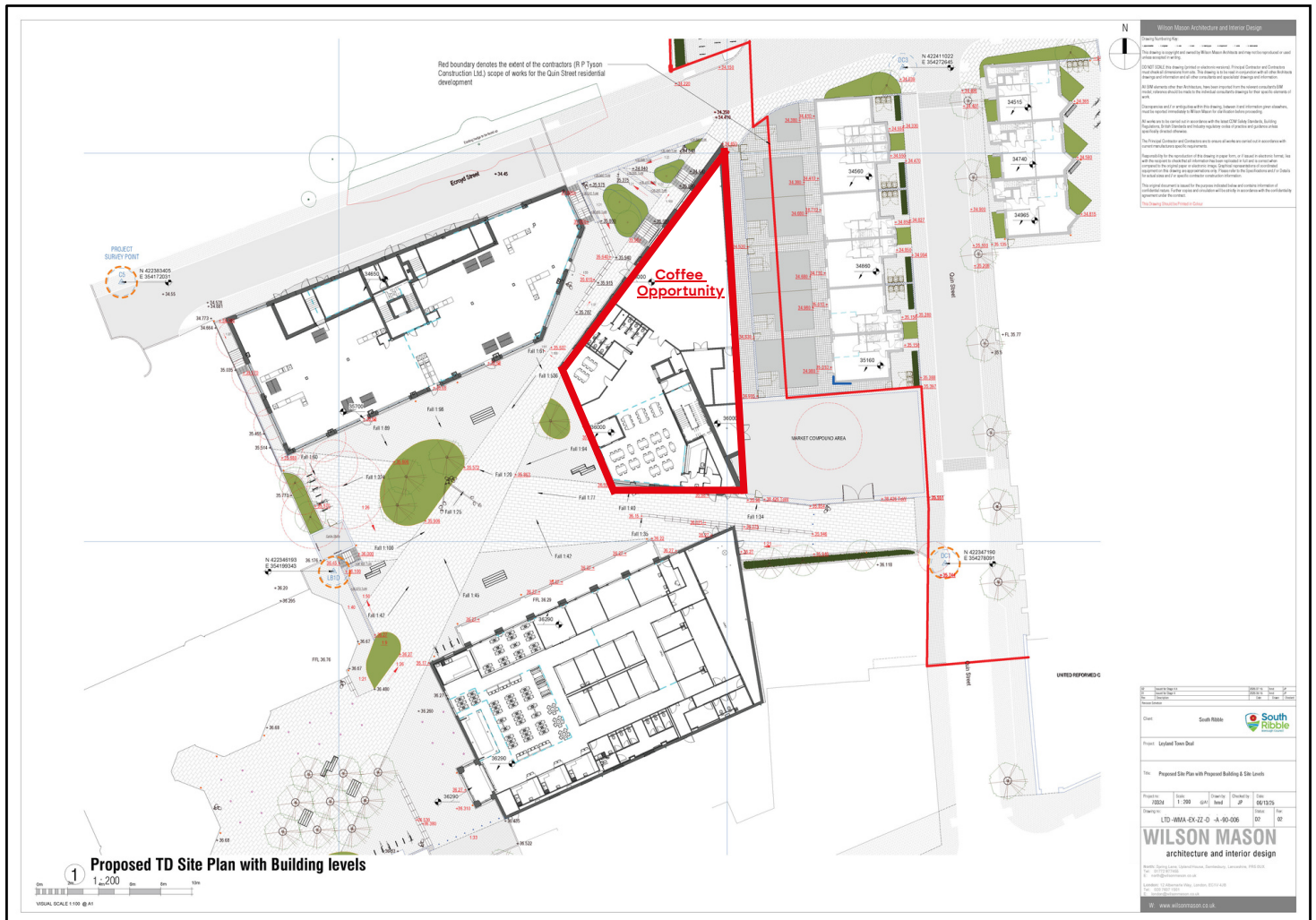
07841 168163

tom@barkerproudlove.co.uk



Ground Floor Layout

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Site Plan

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