



OFFICE SPACE TO LET / MAY SELL

- Useful cellular accommodation
- Period formation
- Onsite parking
- Heart of rural community
- Village amenity within short drive
- May prove suitable for alternative leisure uses subject to planning & building regulation

**Summerdale
Head Dyke Lane
Pilling, Preston
Lancashire, PR3 6SJ**

www.rptaylor.co.uk

Tel: 01524 542717

Summerdale Head Dyke Lane Pilling, Preston Lancashire, PR3 6SJ

Location:

Situated in north west Lancashire this office property is set within the rural vista approximately 0.5mils west of Stake Pool.

Lancaster is 11.5miles north, Garstang 6.5 miles east, Poulton le Fylde is 10 miles south west and Preston and the M6 at j32 is 17 miles south. Travel times are within a 40min circumference.

Description:

The property was formerly the offices for RFM Accountancy and Acumen Financial Advisors and offers cellular meetings rooms and office spaces arranged over ground and first floor.

There are 12 individual office spaces, some rooms are purpose fitted with shared workspace desking, others have been used for conference calls and collaboration (IT & screens have been stripped).

Walls are painted with emulsion throughout and the property benefits from a large kitchen space for staff breaks/lunches.

The accommodation benefits from approximately 15-18 car parking spaces, though the tarmac area to front of the property forms a part of access to the adjoining property.

A well formed admin & reception desk area is constructed, this benefitting from a secure porch & vestibule with glazing.

Windows are timber formed with inset thin cavity double glazing. Floors are suspended and there is perimeter trunking for connectivity cabling. A server cabinet with BT installed copper line is fitted at first floor level.

Accommodation:

The property extends to an internal area of:

Grnd Flr -	100.18 m ² / 1,078 ft ²
FF -	67.88 m ² / 730 ft ²

EPC:

Certificate No. 2141-1927-5047-1444-3098 / Band: C-60

Services:

Mains gas, electricity and water are connected and will be at the Landlord's expense (subject to provisions for reasonable usage as per the lease terms).

The premises benefit from fitted fire alarm, security alarm and door entry system.

Availability:

The premises immediately available, let or sold as seen.

Business Rates:

As an occupier expense the premises hold a 2023 RV List entry of £18,750.

The standard business multiplier for the financial year 2025 / 26 is 55.5p in the £. The small business rates multiplier is 49.9p. This is subject to review in April 2026.

Shared Costs:

The property occupier would contribute a fair and proportioned expense of maintaining the shared access roadway leading to the property from Head Dyke Lane – this comprises a private road.

Offer (To Let):

The office is offered on an internal repairing & insuring basis for a lease term of 10years, subject to a 3yrly rent review cycle which shall be to CPI.

A mutual break option at the anniversary of the 5th year of the term shall apply, subject to >12months written notice by Landlord, >6months notice by Tenant.

The property is offered at an accumulated all in annual rent of £45,000 per annum (inclusive of external repairs & Insurance).

Offer (for sale):

The owner may sell the property; offers for the freehold interest in the building are invited for alternative uses which may be subject to planning.

Other:

The Environment Agency publish that this property is set within a Flood Zone 3 location.

Anti Money Laundering & Credit Check:

Applications will be subject to AML checks as required by HMRC Statutory Regulation the cost is £35.00 per application, to include Director and Principal Owner.

References:

Occupiers may be required to provide trading references to the Freeholder on application for a tenancy.

VAT & Costs:

All sums are noted as exclusive of VAT which may apply at the prevailing rate. A Tenant / purchaser contribution to legal costs at the sum of £750.00 +VAT shall apply to the initial letting / sale of the premises.

Contract:

Details of this property opportunity are proposed subject to contract.

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The property is offered **subject to contract**, prior to sale/letting or withdrawal.

Misrepresentation Act 1967

Richard P. Taylor Limited for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that:

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1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Richard P. Taylor Ltd. nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.