

Hesketh Lane,  
Tarleton

  
SMART MOVE



Asking Price **Monthly Rental Of £850**



**01772 811899**

**[www.smartmoveproperties.net](http://www.smartmoveproperties.net)**  
**[tarleton@smartmoveproperties.net](mailto:tarleton@smartmoveproperties.net)**



This spacious, self-contained first floor office, enjoys a spacious floor area of around 788 sq ft, plus an additional 180 sq ft on the ground floor with the entrance and lobby. This is on the only premises on the first floor of the building and boasts an impressive main open plan office / reception, two separate offices, a WC and separate kitchen, plus a communal entrance lobby on the ground floor and a private inner hallway and stairwell leading to the first floor. Suitable for several possible businesses, the building has recently undergone comprehensive renovation, inside and out and is highly recommended viewing, so call Smart Move on 01772 811899 to arrange your appointment.

NB: The photos contained within this listing were taken prior to the current tenants moving in. Viewings are by appointment only via Smart Move, as the current tenants are still in the property and will move out as soon as another tenant needs to take over occupancy.

About the Local Area: Tarleton is a village situated in the Lancashire mosslands north east of Southport, and to the south west of Preston, in North West England. The village is known for farming due to its rich soil quality. The River Douglas runs northwards to the east of the village, as does the Leeds Liverpool Canal. Within the village itself are a fantastic array of boutique independent shops, hairdressers, beauticians, takeaways and gift shops, as well as larger chains such as Aldi, Co-op and Spar, making this property within a "stones throw" of all local amenities.





**\* Self-Contained First Floor Office To Let**

**\* Three Off Road Parking Spaces**

**\* Two Private Offices**

**\* Available to Reserve Now**

**\* Building Exterior K-Rendered**

**\* Recently Renovated & Modernised Inside & Out**

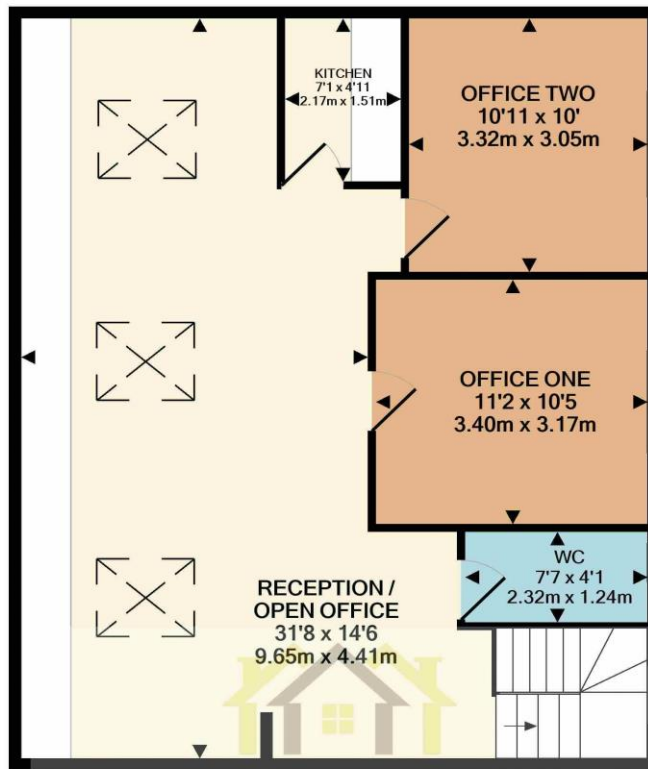
**\* Large Open Plan Office**

**\* New Kitchen & Separate WC**

**\* Suitable for Several Possible Businesses Use**

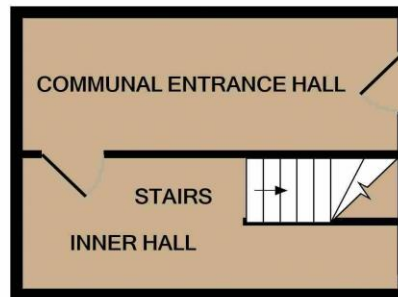
**\* Floor Area circa 788 sq ft to First Floor (plus Lobby)**





# SMART MOVE

1ST FLOOR  
APPROX. FLOOR  
AREA 788 SQ.FT.  
(73.2 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 180 SQ.FT.  
(16.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 967 SQ.FT. (89.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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PRS Property Redress Scheme



**Smart Move – Tarleton**  
**226a Hesketh Lane**  
**Tarleton, Preston, PR4 6AT**



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.