



TO LET 170 VICTORIA ROAD WALTON LE DALE PRESTON PR5 4AY

1,350 ft² / 125 m² Office / Retail premises with large car park to rear

- Well appointed premises suitable for office or retail use, to be re-carpeted throughout prior to occupation
- Prominent A6 location within easy reach of Preston City Centre (one mile away) and the motorway network at Junction 29 M6 / Junction 9 M61 and Junction 2 of the M65
- Large Tarmac private car park directly to the rear of the premises

**B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com**

01772 652652

Location

Prominently located on the A6 Victoria Road in the centre of Walton le Dale close to a number of commercial users including doctors' and dental practices, pharmacy, post office etc. The Capitol Centre Retail Park is close by, which includes a large Waitrose supermarket.

Within easy reach of both Preston City Centre and the Motorway network.

Description

An end terraced property of two storey construction to the front elevation with 3 stories at the rear with direct access to the rear private car park.

Accommodation

The property provides approximately 1,350 ft² / 125 m² net internal area.

Ground Floor:

Entrance vestibule and entrance hall
Reception office/sales area 12' 6" x 14' 8"
Rear office 15' 4" x 12' 3"
WC and washbasin facilities.

First Floor:

Front office 19' 8" x 15' 4"
Rear office and store 11' 4" x 8' 8"
WC facilities.

Lower Ground Floor:

Office 13' 8" x 15' 0"
Kitchen/Store room 11' 7" x 14' 3".

Outside:

Private car park to rear.



Assessment

The property is entered onto the rating list at a rateable value of £5,200.

Rates payable 2019-2020: 49.1p in the £

Services

The premises have full gas fired central heating throughout. UPVC double-glazed windows.

Planning

Previously used as office accommodation, the premises are also considered suitable for a wide variety of A1 retail uses.

Prospective Tenants are advised to make their own enquiries of South Ribble Borough Council's Planning Department on 01772 421491

EPC

The Energy Performance Asset rating is Band E14. A full copy of the EPC is available at www.ndepcregister.com.

Lease

The premises are offered on a 3-year lease, or multiples thereof, upon standard full repairing and insuring terms.

Rental

£10,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Legal Costs

Each party is to be responsible for their own legal costs involved in the transaction.

Viewing

Strictly by appointment through the agents HDAK.
Telephone: 01772 652652 or e-mail: reception@hdak.co.uk