



TO LET 1-2 LUNE STREET PRESTON PRI 2NL

2,704 ft² / 254 m² City centre retail premises arranged over ground, first and second floors together with basement.

- Grade II Listed retail premises occupying a prime position on corner of Fishergate and Lune Street
- Neighbouring retailers include TSB Bank, Thorntons, Thomas Cook Travel, Lloyds Bank
- The popular Fishergate and St George's Shopping Centres are close by, as is access to public transport

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

01772 652652

Location

Prominently situated within the busy retail main shopping thoroughfare of Preston, close to many national banks and retailers, incl Sainsbury's Local, Thorntons, Thomas Cook Travel, KFC, Lloyds and Nationwide.

Description

Arranged over ground, first and second floors, together with basement.

Retail accommodation is provided to the ground and first floors, with ancillary storage and office accommodation at second floor level.

Accommodation

The net internal area extends to 2,704 ft² / 254 m². Approximate floor areas are as under:

The ground floor sales area:	1,011 ft ²
First floor sales area:	780 ft ²
Second Floor storage:	219 ft ²
Basement storage:	694 ft ²

The property benefits from part oak panelled walls, air conditioning, spot and strip lighting, original coving detail.

Assessment

The property is entered onto the rating list at a rateable value of £43,750.

Rates Payable 2019/2020: 49.1p in the £

Planning

Previously used for A1 (retail) purposes as a carpet and furniture showroom, the premises are considered suitable for a wide variety of A2 (financial & professional services) and A3 (restaurant and café uses) subject to planning consent.

Prospective tenants are advised to make their own enquiries of Preston City Council Planning Dept on 01772 906912.

Lease

The premises are available on a full repairing and insuring lease for a term to be agreed, subject to a five-yearly, upward only rent review.

Rental

£50,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

EPC

The Energy Performance Asset rating is Band D97. A full copy of the EPC is available at www.epcregister.com.

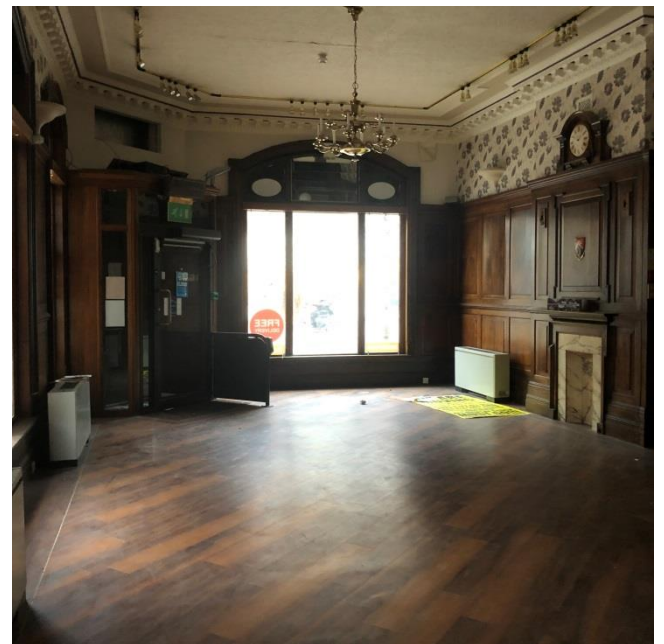
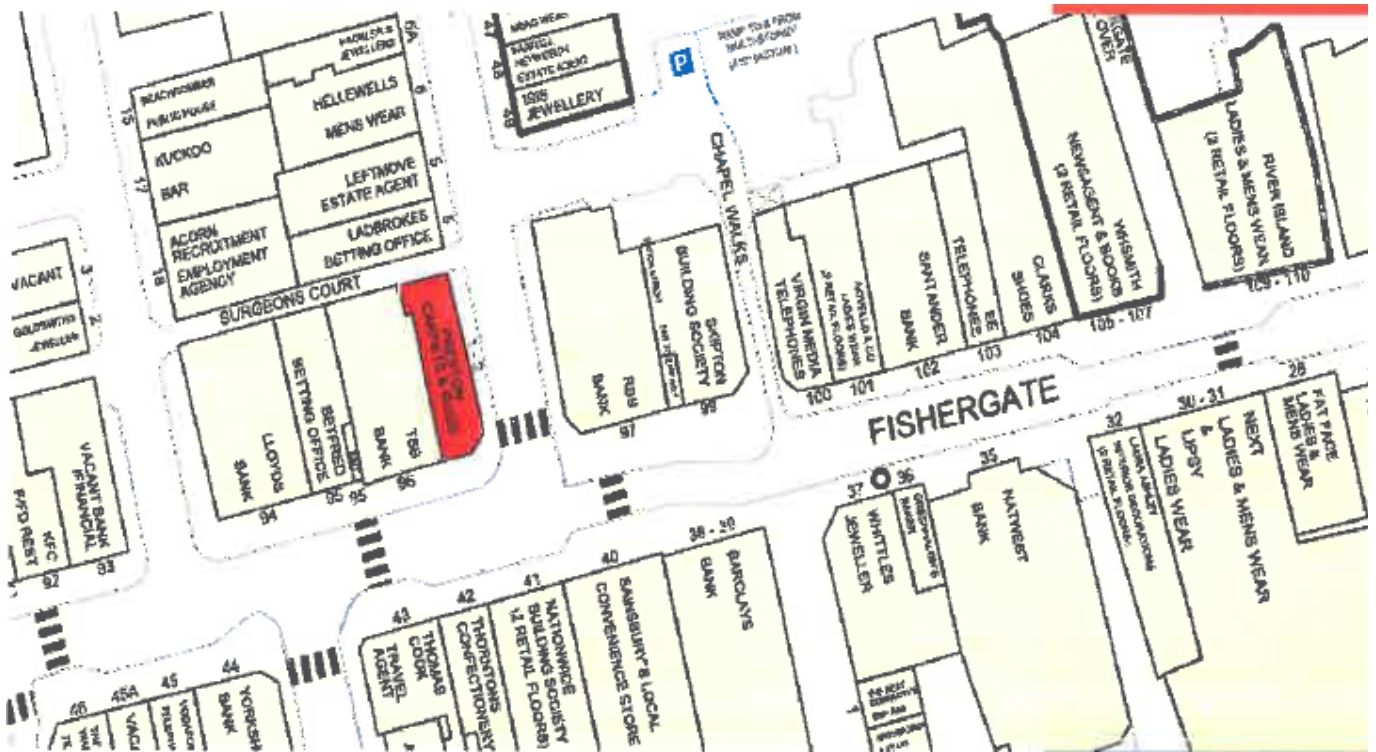
Costs

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

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

Viewing

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



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