



TO LET 100-108 CORPORATION STREET PRESTON PR1 2UP

5,750 ft²/534 m² City centre showroom premises with car parking

- Prominent position on Corporation Street just off Ringway
- Adjacent to Office Outlet and opposite Aldi and Pound Stretcher
- Close to the city's prime shopping areas and within easy reach of the main campus of Uclan

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

01772 652652

Location

Occupying a prominent position on Corporation Street just off Ringway and close to the city's prime shopping areas.

Description

Single storey showroom premises with fully glazed display windows to the front elevation and rear servicing/loading facilities.

Accommodation

The premises have a gross internal floor area of approximately 5,750 ft² or thereabouts.

The property incorporates a well-fitted showroom area, office, kitchen and WC facilities together with a rear stock room and loading bay.

Assessment

The unit is entered on the rating list at a rateable value of £39,750.

Rates payable 2019/2020: 49.1p in the £

EPC

The Energy Performance Asset rating is Band C64. A full copy of the EPC is available at www.ndepcregister.com

Planning

Previously used for the retail sale of floor coverings, the premises are considered suitable for a wide variety of retail or leisure uses.

Prospective tenants are advised to make their own enquiries of Preston City Council's planning department on 01772 906912.

Lease

Available on a full repairing and insuring basis for a term to be agreed.

The lease shall be contracted outside the Landlord and Tenant Act 1954.

Rental

£59,500 per annum, exclusive of rates, payable quarterly in advance by standing order.

Legal Costs

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

Viewing

Strictly by appointment through the joint agents HDAK, 01772 652652 or Parker & Co 01772 823516.