



## **TO LET 11 GUILDHALL STREET PRESTON PR1 3NU**

451 ft<sup>2</sup> / 42 m<sup>2</sup> City Centre retail premises arranged over ground and first floors

- Just off Fishergate, the City's prime shopping thoroughfare
- Large window display frontage with electrically-operated security shutters
- Considered suitable for a wide variety of uses

**B2 Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

**01772 652652**

## **Location**

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Situated within a parade of shops fronting Guildhall Street in the City Centre, just off Fishergate, the City's prime shopping thoroughfare.

Nearby retailers include Next and M & S and the property is close to the main entrance of St George's Shopping Centre.

## **Description**

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Lock-up shop premises arranged over ground and first floors.

## **Accommodation**

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Ground floor retail area: 343 sq ft

1<sup>st</sup> floor store/office/kitchen: 108 sq ft

WC facilities

## **Assessment**

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The property is entered onto the rating list at a rateable value of £9,200.

Rates Payable 2018/2019: 48.0p in the £

## **Planning**

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The property benefits from planning consent for A1 (Retail) use but is also considered suitable for A3 (Restaurant & Café), subject to planning consent.

Interested parties should contact Preston City Council Planning Dept on 01772 906912.

## **Lease**

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The premises are available on terms to be agreed, with the tenant responsible for internal repairs and decoration, maintenance of the shop front and a contribution towards the insurance of the property.

## **Rental**

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

Rental is subject to VAT at the prevailing rate.

## **EPC**

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The Energy Performance Asset rating is Band F143. A full copy of the EPC is available at [www.epcregister.com](http://www.epcregister.com).

## **Legal Costs**

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

## **Viewing**

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