



TO LET 11 GUILDHALL STREET PRESTON PR1 3NU

451 ft² / 42 m² 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**

01772 652652

Location

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

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

Accommodation

Ground floor retail area: 343 sq ft

1st floor store/office/kitchen: 108 sq ft

WC facilities

Assessment

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

Rates Payable 2019/2020: 49.1p in the £

Planning

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

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

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

Rental is subject to VAT at the prevailing rate.

EPC

The Energy Performance Asset rating is Band F143. A full copy of the EPC is available at www.epcregister.com.

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