



TO LET 127 FRIARGATE PRESTON PR1 2EE

1,200 ft² / 111 m² Ground floor lock-up shop premises

- Excellent trading position on Friargate close to the university and Preston City Centre
- Well-appointed sales area with new aluminium shop front, electronic security shutter, good quality suspended ceiling and wooden flooring
- Three 'Pay and Display' car parks in the immediate area

B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak.co.uk

01772 652652

Location

The premises occupy an excellent trading position on Friargate, which is a busy secondary shopping street in Preston City Centre.

Close to the main campus of the university.

Description

Well-appointed ground floor lock-up sales shop premises with ancillary storage, kitchen and WC facilities.

The sales shop currently incorporates three partitioned former treatment rooms which could readily be removed to create a single open plan sales shop.

Accommodation

Net usable internal floor area extends to approximately 1,200 ft²/111 m².

Sales shop max dimensions: 18'9 x 52'3
Rear area: 17'6 x 15'3
Kitchen and WC facilities

Assessment

The unit is entered on the rating list at a rateable value of £12,000

Rates payable 2020/2021: 49.9p in the £

Services

Night storage heaters are installed.

Planning

Previously used for A1 retail purposes, the premises are also considered suitable for A2 (Financial and Professional Services) or A3 (Café) use subject to planning consent.

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

Lease

The premises are available on a new 3 year lease or multiples thereof, subject to 3 yearly rent reviews.

The lease shall be upon effective full repairing and insuring terms.

Rental

£15,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

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.

EPC

The Energy Performance Asset rating is Band E103. A full copy of the EPC is available at www.ndepcregister.com

Viewing

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