



## **TO LET 135 FRIARGATE PRESTON PR1 2EE**

1,527 ft<sup>2</sup> / 142 m<sup>2</sup> well fitted city centre premises suitable for bar/restaurant.

- Excellent trading position on Friargate within the city centre close to the main campus of the University of Central Lancashire.
- Well-appointed sales area with aluminium shop front and ceramic tiled floor.
- Previous uses have included restaurant, licensed bar and quality kitchen showroom.

## **Location**

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Occupying an excellent trading position on Friargate in the city centre close to the main campus of the University of Central Lancashire (Uclan)

Friargate is a busy secondary shopping street, popular with restaurant and bar users with a number of public 'pay and display' car parks in the immediate area.

A number of large student housing developments have recently been completed and the university is undergoing further expansion.

## **Description**

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Spacious ground floor lock-up premises with rear kitchen and WC facilities.

The premises have been used as a restaurant and licensed bar and are offered partially equipped.

## **Accommodation**

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External frontage: 24'6  
Internal width: 23'  
Internal depth: 69'  
Sales area: 1,527 ft<sup>2</sup>  
Kitchen/wash-up facilities  
Storage room  
Disabled WC facilities

## **Assessment**

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The unit is entered on the rating list at a rateable value of £17,000.

Rates payable 2018/2019: 48.0p in the £

## **Planning**

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Previously used as a restaurant and licensed bar, the premises are considered suitable for a wide variety of A1 (retail), A3 (restaurant and cafes) and A4 (drinking establishments).

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

## **Lease**

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The premises are offered on a new three year lease, or multiples thereof, subject to upward only rent reviews at three yearly intervals.

The lease shall be upon full repairing and insuring terms.

## **Rental**

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£18,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

## **Legal Costs**

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

## **EPC**

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The Energy Performance Asset rating is Band C73. A full copy of the EPC is available at [www.ndepcregister.com](http://www.ndepcregister.com).

## **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)