



TO LET 17 GUILDHALL STREET PRESTON PR1 3NU

196 ft² / 18 m² City Centre ground floor retail premises with basement storage

- Just off Fishergate, the City's prime shopping thoroughfare
- Recently redecorated throughout ready for immediate occupation
- 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

Ground floor lock-up shop premises together with basement storage.

Accommodation

Ground floor retail area 14'10 x 13'2 with wood effect flooring, plastered and painted walls and inset lighting.

Basement storage together with WC facilities.

Assessment

The property is entered onto the rating list at a rateable value of £5,700.

Rates Payable 2019/2020: 49.1p in the £

The property should qualify for small business rate relief. Prospective tenants are advised to make their enquiries of Preston City Council.

Planning

The property benefits from planning consent for A1 (Retail) use.

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

£6,500 per annum, exclusive of rates, payable quarterly in advance by standing order.

Rental is subject to VAT at the prevailing rate.

EPC

A copy of the EPC shall be made available from the agent's office.

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*