



## **TO LET 17-19 BEECH DRIVE FULWOOD PRESTON PR2 3NB**

1,569 ft<sup>2</sup> / 146 m<sup>2</sup> Former doctors' surgery premises

- Substantial two-storey property with single storey extensions to the rear
- Extensive forecourt customer car parking area
- Fitted to a high standard throughout and suitable for a wide variety of medical, office and retail 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 just off the A6 Garstang Road close to its junction with the motorway network at junction 32 of the M6/junction 1 of the M55.

The premises form part of a small neighbourhood shopping area including Bang and Olufsen, florist, hairdressers and dental surgery.

## **Description**

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A substantial semi-detached two-storey property extended to the rear with the benefit of extensive forecourt car parking facilities.

The property provides reception and surgery facilities to the ground floor with office accommodation at first floor level.

## **Accommodation**

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The net internal useable area extends to approximately 1,569 sq ft.

To the ground floor, there is a reception area, general office, two surgeries/consulting rooms, WC, cleaner's store and small office.

On the first floor, there are three office rooms, store room and bathroom/WC.

Internal photographs available on our website [www.hdak.co.uk](http://www.hdak.co.uk)

## **Assessment**

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The unit is entered on the rating list at a rateable value of £8,500.

Rates payable 2020/2021: 49.9p in the £

Small business rate relief may be available.

## **Services**

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The property has the benefit of full gas fired central heating, air conditioning to one of the surgeries and an intruder alarm system.

## **Planning**

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Previously used as a doctors' surgery, the premises are considered suitable for a wide variety of medical, office and retail uses.

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 available on a five year lease, upon standard full repairing and insuring terms.

## **Rental**

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£20,000 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 their own legal costs involved in the transaction.

## **EPC**

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

## **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)