



TO LET 170 NORTH ROAD PRESTON PR1 1YP

2,960 ft² / 275 m² plus basement. Two storey commercial premises providing office and storage facilities suitable for trade counter use

- Edge of City Centre location on busy A6 North Road
- Adjacent to large pay and display public car park
- Considered suitable for a wide variety of commercial uses including office, storage, light industrial, retail and trade counter
- **Now offered at a reduced rental of £20,000 per annum**

**Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com**

01772 652652

Location

Occupying a prominent position on the main A6 North Road on the edge of Preston City Centre.

Just off the Ringway, providing easy access to the motorway network at Junction 31 of the M6.

Description

A substantial two storey property with additional basement facilities providing a mix of office and storage/light industrial facilities.

Vehicular loading access to the rear via an electrically operated roller shutter door.

Accommodation

The net internal floor area over ground and first floors extends to approximately 2,960 sq ft.

In addition, the property has a useful basement area providing some additional 750 sq ft.

Internal photographs on our website illustrate the range of office rooms and storage/industrial areas.

The ground floor has the benefit of a kitchen/staff canteen and WC facilities are provided to both ground and first floors.

Assessment

The unit is entered on the Rating List at a rateable value of £8,600.

Rates Payable 2023/24: 49.9p in the £

Small business rate relief may be available.

Services

Mains water, gas, water and electricity are connected. The property has the benefit of an intruder alarm system.

EPC

The Energy Performance Asset rating is Band D82. A full copy of the EPC is available at www.epcregister.com.

Planning

Previously used as office and storage facilities for Bernard Watson painting and decorating contractors, the premises are considered suitable for a wide variety of commercial uses including retail and trade counter.

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

Lease

The premises are available on a 3 year lease, or multiples thereof, upon standard full repairing and insuring terms.

Rental

£20,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Legal Costs

Each party are 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