



## TO LET 19 ORCHARD STREET PRESTON PR1 2EN

1,525 ft<sup>2</sup> / 142 m<sup>2</sup> Ground floor lock-up city centre retail premises

- Excellent position on Orchard Street close to the recently refurbished covered market and the entrance to St George's Shopping Centre
- Well-proportioned open plan retail unit with good quality shop front and security shutters
- Pedestrianised street with a good mix of national and local retailers

Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)

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## **Location**

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Excellent location on a busy pedestrianised shopping street which links St George's Shopping Centre through to the recently refurbished market hall.

Nearby occupiers include Café Nero, Greggs, Card Factory, Greehalghs, Coral etc.

## **Description**

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A ground floor lock-up retail unit providing open plan accommodation.

## **Accommodation**

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The net internal floor area extends to approximately 1,525 ft<sup>2</sup>/142 m<sup>2</sup>.

Aluminium shop front and doorway with external security shutter.

Internal width 24'6 and maximum depth 66'6.

Good quality suspended ceiling with inset and spot lighting.

Rear kitchen and WC facilities.

## **Assessment**

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The unit is entered on the rating list at a rateable value of £34,000 but this includes the upper floors.

A new assessment will be made in due course.

Rates payable 2019/2020: 49.1p in the £

## **Planning**

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Previously used for A1 retail purposes, the premises are considered suitable for a wide variety of A1 (retail), A2 (office) and A3 (restaurant and café) 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 new effective full repairing and insuring lease for a term of 5 years or multiples thereof, subject to 5 yearly upward only rent reviews.

## **Rental**

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£30,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

## **Costs**

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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**

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The Energy Performance Asset rating is Band E122. 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)