



TO LET 290 BLACKPOOL ROAD FULWOOD PRESTON PR2 3AE

2,065 ft² / 192 m² Prominently located retail/office premises with additional workshop/storage facilities.

- Prominent position on the corner of Blackpool Road and Lorraine Avenue, highly visible from the A6 Garstang Road
- Refurbished throughout to a very high standard with air conditioning, uPVC double glazing throughout, quality suspended ceilings etc
- On-street customer car parking available immediately adjacent on Lorraine Avenue

**B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak.co.uk**

01772 652652

Location

Prominently located on the corner of Blackpool Road and Lorraine Avenue, visible from the A6 Garstang Road.

Description

A substantial two-storey corner property with single storey extension to the rear.

The premises lend themselves for a wide variety of showroom/retail and office uses with the additional benefit of workshop or storage accommodation to the rear.

Accommodation

The net internal floor area extends to approximately 2,065 ft²/ 192 m².

Ground floor:

Showroom/retail area max width 18'3 and total depth 24'11. New fully glazed shop front.

Office:

17'1 x 15'2 with separate access from Lorraine Avenue.

Kitchen/Staff Room: 10'3 x 13'

WC Facilities

Garage/Workshop:

Average dimensions 31'5 x 18'3

Dry Basement Storage Facilities:

Separate access from Blackpool Road to a first floor office suite.

Open plan offices max dimensions 18'6 x 38'3.

Kitchen/Staff Room: 7'11 x 12'5

WC and washbasin facilities

EPC

The Energy Performance Asset rating is Band C61. A full copy of the EPC is available at www.ndepcregister.com

Services

The property has the benefit of gas fired central heating, air conditioning, fire alarm system and smoke alarms.

Assessment

The unit is entered on the rating list at a rateable value of £7,000.

Rates payable 2020/2021: 49.9p in the £

Small business rate relief may be available.

Planning

The premises are considered suitable for a wide variety of showroom, retail and office uses with workshop or storage use to the rear.

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

Rental

£17,500 per annum, exclusive of rates, for the whole property, payable quarterly in advance by standing order.

Consideration would be given to letting the ground floor and first floor separately.

Ground floor: £15,000 per annum exclusive
First floor: £7,500 per annum exclusive.

Costs

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.

Viewing

Strictly by appointment through the agents HDAK.
Telephone: 01772 652652 or e-mail: reception@hdak.co.uk