



TO LET 3 STANLEY STREET PRESTON PR1 4AT

791 ft² / 73 m² Prominently located showroom/retail/office premises

- Fronting up The Ringway at its junction with Church Street
- Adjacent to Stuart Frazer Kitchens and close to the Queens Retail Park with occupiers including Costa Coffee and Aldi
- Fully glazed front elevation with electrically operated security shutter

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

01772 652652

Location

Prominently located fronting The Ringway at its junction with Church Street.

Adjacent to Stuart Frazer Kitchens and close to the Queens Retail Park which includes Aldi, Costa Coffee and The Range.

Description

Ground floor lock-up premises currently arranged as a front showroom area with rear storage but only divided with a light-weight partition which could readily be removed.

Fully glazed front elevation with electrically operated security shutters.

Accommodation

The net internal floor area extends to approximately 791 sq ft.

The front showroom area is approximately 26'8 x 18'6 with a rear storeroom of 17'7 x 17'.

WC facilities.

Assessment

The unit is entered on the rating list at a rateable value of £3,900.

Rates payable 2019/2020: 49.1p in the £

Planning

Previously used for A1 retail purposes and A5 hot food takeaway, the premises are considered suitable for a wide variety of showroom, retail or office uses.

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

Lease

The length of lease is open to negotiation with the tenant responsible for internal repairs and decoration, maintenance of the shop front and a contribution towards the insurance.

Rental

£10,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Legal Costs

Each party is to be responsible for its own legal costs involved in the transaction.

EPC

The Energy Performance Asset rating is Band C68. A full copy of the EPC is available at www.ndepcregister.com

Viewing

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