



TO LET 33 LUNE STREET PRESTON PR1 2NN

1,614 ft² / 150 m² City Centre retail premises arranged over ground, first and second floors, together with basement.

- Occupying an excellent retail pitch close to St George's shopping centre.
- Well-proportioned premises with open-plan ground floor retail area.
- Electrically operated security shutter to front elevation.

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

01772 652652

Location

Occupying a prominent position on Lune Street, within Preston City Centre, close to the St George's Shopping Centre.

Lune Street is a busy vehicular and pedestrian thoroughfare.

Description

Arranged over ground, first and second floors, together with basement.

Accommodation

The net internal area over ground, first and second floors extends to approx. 1,614 sq ft / 150 m².

The ground floor sales area has an aluminium shop front and doorway, with an internal width of 20' 10" and a maximum depth of 38' 8".

The first floor provides partitioned offices and to the second floor there are two rooms plus WC and washbasin facilities.

Basement storage area.

Assessment

The property is entered onto the rating list at a rateable value of £16,000.

Rates Payable 2020/2021: 49.9 in the £

Planning

Previously used for A1 leasehold purposes, the premises are considered suitable for a wide variety of A1 (retail), A2 (office) and A3 (food and drink) uses.

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

Lease

The premises are available on a standard full repairing and insuring lease for a term of years to be agreed.

Rental

£15,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

EPC

An EPC is to be made available from the Agent's office.

Legal Costs

Each party is 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