



## **TO LET 34 ORMSKIRK ROAD PRESTON PRI 2QP**

594 ft<sup>2</sup> / 55 m<sup>2</sup> Ground floor lock-up shop premises, extending to approximately 594 sq ft.

- Prominently located just off the Ringway, on the edge of Preston City Centre
- Adjacent to the Holiday Inn hotel, bus station and St John's Shopping Centre
- Fitted to a high standard throughout and ready for immediate occupation

**B2 Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

**01772 652652**

## **Location**

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Prominently located just off the Ringway, at the junction of Ormskirk Road and Tithebarn Street, close to the Holiday Inn hotel, bus station, St John's Shopping Centre, the open markets and a number of Preston's main office buildings.

## **Description**

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A fully refurbished ground floor lock-up shop unit, ready for immediate occupation.

Suspended ceiling with LED lights, air conditioning, fitted carpet tiles, aluminium shop front and return display window.

## **Accommodation**

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Internal width:	17' 5"
Maximum depth:	34' 9"

Incorporating sales area, store cupboard and WC facilities.

## **Assessment**

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There is currently no separate assessment for No 34. The property is assessed for rating purposes with other units within Alliance House and a new separate assessment will have to be made.

It is anticipated that the rateable value will be in the order of £5,500/£6,000 with rates payable for 2021/2022 at 49.9p in the £.

The occupier may have the benefit of small business rate relief. Prospective tenants are advised to make their own enquiries of Preston City Council.

## **Lease**

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The length of lease is open to negotiation but will be subject to upward-only rent reviews at three-yearly intervals.

The lease shall be upon full repairing and insuring terms by way of a service charge.

## **Rental**

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

## **EPC**

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The Energy Performance Asset rating is Band E. A full copy of the EPC is available at [www.epcregister.com](http://www.epcregister.com).

## **Legal Costs**

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Each party is to be responsible for their own legal costs involved in the preparation of the lease.

## **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)