

**TO LET 34 VICTORIA ROAD FULWOOD PRESTON PR2 8NE**

940 ft² / 87 m² Self-contained offices with on site car parking

- Period semi-detached property within conservation area
- Private car parking to the rear for up to 5 vehicles plus on street car parking to the front
- Convenient out of town location just off A6 Garstang Road and only 1½ miles from Preston City Centre

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

01772 652652

Location

Situated within an attractive conservation area just off the A6 Garstang Road, within a good quality locality.

Conveniently situated for access to both the city centre (1½ miles south) and the motorway network of junction 32 of the M6/junction 1 of the M55 (2 miles north).

Description

A substantial semi-detached period property providing well-proportioned office accommodation.

The offices are arranged over ground and first floors together with basement storage facilities with street parking to the front and a private car park accessed from Higher Bank Road to the rear.

Accommodation

The net internal office area extends to approximately 940 ft²/87 m².

Ground Floor:

Entrance Hall

Front Office: 15'5x13' plus bay window

Middle Office: 13'1 x 13'4 plus 7'5 x 7'6

Rear Office: 14'5 x 8'4

Kitchen and WC facilities

First Floor:

Large landing area

Front Office: 13'6 x 13'

Rear Office: 14'2 x 13'5

Cellar providing useful dry storage facilities

Car Parking

Street parking to the front and a private car park for up to 5 vehicles to the rear.

Assessment

The unit is entered on the rating list at a rateable value of £4,600.

Rates payable 2020/2021: 49.9p in the £

Small business rate relief may be available. Full details available from Preston City Council.

Lease Details

The premises are offered on a new three year lease, or multiples thereof, upon full repairing and insuring terms subject to a Schedule of Condition.

Rental

£150 per week, 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 D98. A full copy of the EPC is available at www.epcregister.com

Viewing

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