



TO LET 350 HIGHER WALTON ROAD HIGHER WALTON PRESTON PR5 4HT

3,410 ft² / 317 m² Fully fitted restaurant premises ready for immediate trading

- Prominent location in the centre of Higher Walton with the benefit of on-site car parking
- Fully fitted to a high standard with dining facilities on ground and first floors
- Offered fully equipped and ready for immediate trading

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

01772 652652

Location

Occupying a prominent position in the centre of Higher Walton with the benefit of a large customer car park to the rear.

A busy location with easy access to both Preston and Blackburn with a number of new housing developments under construction close by.

Description

A former public house arranged over basement, ground and first floors which has been totally refurbished to provide quality restaurant premises.

Dining facilities to both ground and first floors with staff and storage facilities to the basement.

Accommodation

The property has the following net floor areas:

| | |
|---------------|-----------------------|
| Ground floor: | 1,210 ft ² |
| First floor: | 1,340 ft ² |
| Basement: | 860 ft ² |

The ground floor provides a main restaurant with central bar and fully fitted kitchen together with male and female WCs.

To the first floor there are additional dining facilities together with separate male and female WCs.

The basement provides storage rooms, walk-in cold rooms and staff WC facilities.

Fixtures, Fittings and Equipment

The premises are offered fully equipped. A full inventory will be prepared in due course.

Assessment

The property is entered on the rating list at a rateable value of £28,250.

Rates payable 2018/2019: 48.0p in the £

Services

The premises have the benefit of air conditioning throughout.

Lease

The premises are offered on a lease to be agreed upon standard full repairing and insuring terms.

Rental

£30,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Ingoing

£30,000 is required for the benefit of the trade fixtures, fittings and equipment.

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 D87. 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