



TO LET 3B THEATRE STREET, PRESTON PR1 8BQ

Former restaurant/wine bar premises extending to 1,200 ft² / 111 m²

- Offered fully equipped and furnished, ready for immediate occupation
- Just off Fishergate, the city's prime shopping thoroughfare
- Close to the railway station and the Fishergate Shopping Centre, which has extensive car parking facilities

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

01772 652652

Location

Situated just off Fishergate, the city's prime shopping thoroughfare and close to the railway station and the Fishergate Shopping Centre.

Holland & Barrett and HSBC are on the corner of the street and the property is within a few yards of Primark.

Ample customer car parking is available, within easy reach.

Description

Ground floor lock up premises, previously trading as the Theatre Street Restaurant Bar & Grill.

Fully fitted and with an extensive range of furnishings and effects ready for immediate occupation.

Accommodation

The property provides approximately 1,200 ft² of gross internal floor space, arranged as reception/bar, fully fitted kitchen, dining room and male and female WC facilities.

The main dining area extends to approximately 30'4" x 23'5" with wood effect laminate flooring, booth style seating, tables and chairs and full glazing to Theatre Street.

Services

Mains gas, water and electricity are connected and the property has the benefit of air conditioning.

EPC

A copy of the EPC will be made available at the agent's office.

Fixtures, Fittings & Equipment

The premises are offered fully equipped but no warranties or guarantees are offered in respect of any of the items on site. No test has been carried out on any of the items of equipment and prospective tenants must reply upon their on enquiries and inspection.

The landlord will not be responsible for the replacement of any defective item, either at the commencement or during the term of the lease.

Assessment

The property is entered on to the rating list at a rateable value of £13,750.

Rates Payable 2024/2025: 49.9p in the £

Lease

Available for a term of years to be agreed upon effective full repairing and insuring terms.

Rental

£20,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

VAT

VAT is payable at the prevailing rate.

Legal Costs

Each party are 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