



TO LET 42 Ormskirk Road Preston PR1 2QP

771 ft² / 72 m² Ground floor lock-up shop premises

- Prominently situated 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.co.uk**

01772 652652

Location

Prominently situated 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 former office buildings under development to create high quality apartments.

Description

A fully refurbished ground-floor shop unit with extensive glazed frontage to Ormskirk Road and Tithebarn Street.

Accommodation

The shop unit extends to approximately 771 sq ft, as per the plan attached.

Assessment

The property is entered onto the rating list at a rateable value of £7,800.

Rates Payable 2020/2021: 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

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 standard full repairing and insuring terms by way of a service charge.

Rental

£12,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

EPC

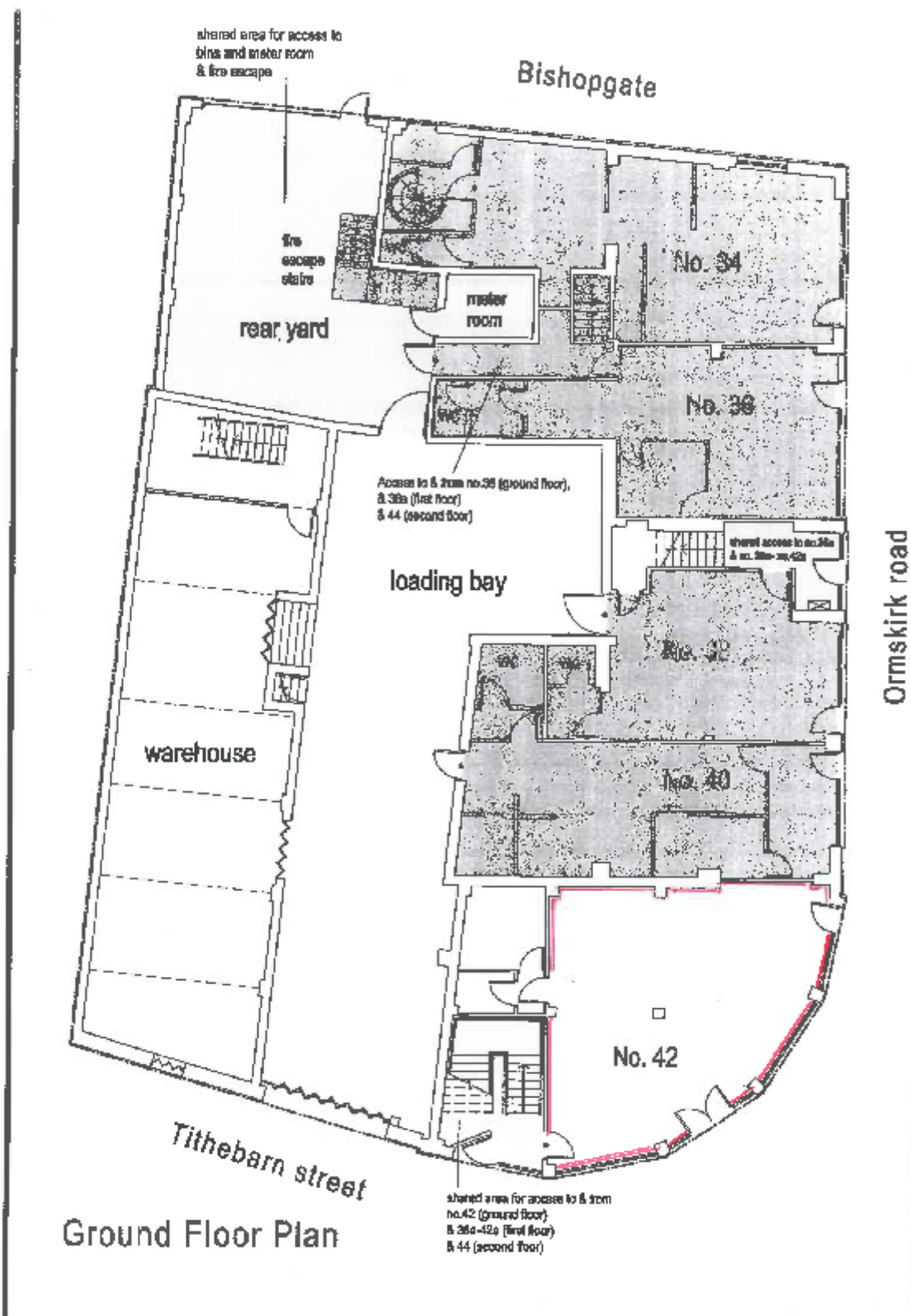
The Energy Performance Asset rating is Band C69. A full copy of the EPC is available at www.epcregister.com.

Legal Costs

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

Viewing

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



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Misrepresentation Act 1967: These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.