



TO LET 43 FRIARGATE PRESTON PR1 2AT

2,380 ft² / 221 m² retail premises arranged over ground, first and second floors together with basement.

- Previously trading as a Hi-Fi shop with sales areas to ground floor and basement together with upper floor storage
- On a busy secondary shopping thoroughfare within Preston city centre
- Close to the main campus of the University of Central Lancashire

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

01772 652652

Location

Occupying a prominent corner position on Friargate with return frontage to Hill Street, close to the Ringway within Preston city centre.

Within easy reach of the main campus of the University of Central Lancashire and with the benefit of a number of pay and display car parks within easy walking distance.

Description

A substantial corner property with glazed elevations to both Friargate and Hill Street.

Accommodation

Net internal floor area extends to approximately 2,380 sq ft.

Ground floor sales:	763 sq ft
Basement sales:	227 sq ft
First floor storage:	654 sq ft
Second floor storage:	736 sq ft

WC facilities provided at first floor level.

Assessment

The unit is entered on the rating list at a rateable value of £12,750.

Rates payable 2019/2020: 49.1p in the £

Services

Mains electricity and water are connected and the premises have the benefit of air conditioning to the ground floor sales area.

Planning

The premises have been used for A1 retail purposes for many years but are considered suitable for café/wine bar/hot food takeaway use subject to planning consent.

Prospective tenants are advised to make their own enquiries of Preston City Council's planning department on 01772 906912.

Lease

The premises are offered on a 3 year lease, or multiples thereof, subject to upward only rent reviews at 3 yearly intervals.

The lease shall be upon standard full repairing and insuring terms.

Rental

£15,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Costs

Each party is to be responsible for their own legal costs involved in the transaction.

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

EPC

A copy of the EPC shall be made available from the agent's office.

Viewing

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