



TO LET 45 BLACKPOOL ROAD, RIBBLETON, PRESTON PR2 6BU

1,900ft²/176 m² Prominent Retail Premises

- Busy suburban shopping area adjacent to Machine Mart and Betfred
- Forecourt parking/servicing area together with lay-by parking directly to the front
- Extensive premises with substantial single store extension to the rear

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

01772 652652

Location

Prominently situated on Blackpool Road, close to its junction with Ribbleton Lane/Ribbleton Avenue and within easy reach of the motorway network at Junction 31.

Neighbouring users include Machine Mart and Betfred together with a range of convenience food stores and hot food take-aways.

Description

A substantial two-storey property with a large single-storey extension to the rear.

The property provides well-proportioned retail accommodation to the ground floor with office/storage facilities to the first floor.

Accommodation

The net internal area extends to approximately 1,900 ft²/176 m².

The ground floor provides open plan retail accommodation and to the first floor there are two office/storage rooms together with kitchen and WC facilities.

Assessment

The unit is entered on the rating list at a rateable value of £12,250.

Rates payable 2019/2020: 49.1p in the £

Planning

The premises are considered suitable for a wide variety of retail uses. Previous uses have included the retail sale of camping and leisure goods and an electrical showroom.

Prospective Tenants are advised to make their own enquiries of Preston City Council's Planning Department on 01772 906912.

Lease

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

The Lease shall be upon full repairing and insuring terms with each party responsible for their own legal costs.

Rental

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

EPC

A copy of the EPC is available from the agent's office.

Viewing

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