



TO LET 49-50 FRIARGATE PRESTON PR1 2AT

Large corner retail premises arranged over three floors providing ground floor sales of 1,875 ft² and first floor sales of 1,575 ft²

- Prominent trading position on the corner of Friargate and Heatley Street close to the university and Preston city centre.
- Extensive retail accommodation over two floors together with office/storage facilities at second floor level.
- Considered suitable for retail showroom or restaurant use subject to planning consent.

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

01772 652652

Location

Occupying an excellent trading position on the corner of Friargate and Heatley Street within easy reach of Preston City Centre and close to the main campus of the University of Central Lancashire.

Description

Prominent corner retail premises providing sales accommodation to ground and first floors and office/storage facilities to the second floor. A separate access is available to the second floor from Heatley Street if required.

Accommodation

Ground Floor:

Total sales area approximately 1,875 ft².
Internal width approximately 30'10"
Internal depth approximately 57'

First Floor:

Additional sales and storage areas extending to approximately 1,575 ft² together with WC facilities.

Second Floor:

Providing seven office/storage rooms with private access from Heatley Street if required totally 1,030 ft² together with kitchen and WC facilities.

EPC

An EPC is available from the agent's office.

Assessment

The unit is entered on the rating list at a rateable value of £22,750.

Rates payable 2018/2019: 48.0p in the £

Planning

Previously used for the retail sale of footwear and clothing, the premises are considered suitable for a wide variety of retail trades together with restaurant/coffee shop use.

Prospect 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 three year lease or multiples thereof, subject to upward only rent reviews at three yearly intervals.

The lease shall be upon full repairing and insuring terms.

Rental

£25,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Legal Costs

Each party is to be responsible for its 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