



TO LET 5 HEATLEY STREET PRESTON PR1 2XB

815 ft² / 76 m² City Centre retail/office premises arranged over ground, first and second floors together with basement storage

- Just off Friargate close to the University and Preston City Centre
- Considered suitable for a wide variety of retail or office uses
- Well presented throughout and ready for immediate occupation

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

01772 652652

Location

Occupying an excellent trading position just off Friargate and within easy reach of the City Centre and close to the main campus of the University of Central Lancashire.

Description

Mid-terraced property arranged over ground, first and second floors together with basement storage.

Accommodation

The net internal floor area extends to approximately 815 ft² excluding the basement.

Ground floor internal dimensions:

Width: 12 ft 7 in

Depth: 23 ft 1 in

Kitchen facilities to the rear on the ground floor.

First and second floors providing additional sales/office areas together with WC and shower facilities.

Small enclosed yard area to the rear providing access to the basement storage.

Assessment

The unit is entered on the rating list at a rateable value of £4,350

Rates payable 2022/2023: 49.9p in the £

Small business rate relief may be possible.

EPC

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

Services

All mains services are connected. Gas-fired central heating installed.

Planning

Currently occupied as a hairdressers, the premises are considered suitable for a wide variety of retail or office uses.

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 new 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.

Rental

£6,500 per annum, exclusive of rates and payable quarterly in advance by standing order.

Legal Costs

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

Viewing

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