



TO LET 56 HOLME SLACK LANE PRESTON PR1 6EY

1,308 ft² / 121 m² Single-storey retail premises suitable for Class E office/light industrial use

- The property forms part of a small neighbourhood shopping centre including convenience stores, fish & chip shop, barbers shop etc.
- Forecourt car parking together with additional land to side and rear.
- Open plan sales area together with rear areas partitioned to form seven separate rooms.

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

01772 652652

Location

Conveniently situated just off Blackpool Road close to the Deepdale Retail Park and affording easy access to both Preston City Centre and the motorway network at Junction 31 of the M6.

Description

A single-storey brick built property with a pitched slated roof to the front and a profiled metal clad roof to the rear.

Currently providing an open plan sales area to the front and seven partitioned rooms and kitchen to the rear. The partitions are of lightweight stud construction and could readily be removed to create a large open work area if required.

Accommodation

The gross internal floor area extends to approximately 1,308 sq ft.

The property has maximum dimensions of 24' 9" in width and a total depth of 54' 8".

The front sales area is partially fitted as a hairdressing salon with suspended ceilings and wood effect flooring. The rear has been partitioned to create a series of beauty rooms/sunbed rooms and kitchen.

WC facilities are provided within the front sales area.

Assessment

The property is entered on the rating list at a rateable value of £6,200.

Rates Payable 2022/2023: 49.9p in the £

Small business rate relief may be available.

Services

The premises have the benefit of a 3-phase power supply together with intruder alarm system.

Lease

The premises are available on a 3 year lease, or multiples thereof, subject to 3 yearly rent reviews. The lease shall be upon full repairing and insuring terms.

Planning

Previously used for retail purposes, the premises are considered suitable for a wide variety of uses within Class E (Retail/Office/Light Industrial) of the Town & Country Planning Use Classes.

EPC

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

Rental

£13,000 per annum (i.e. £250 per week), exclusive of rates, payable quarterly in advance by standing order.

Legal Costs

Each party are to be responsible for their 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