



## **TO LET 6 WINCKLEY STREET PRESTON PR1 2AA**

645 ft<sup>2</sup>/66 m<sup>2</sup> Ground floor lock-up sales shop/office premises

- Well-appointed throughout and ready for immediate occupation
- Popular pedestrianised street linking Fishergate to Winckley Square
- Considered suitable for restaurant/bar, subject to planning consent

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

**01772 652652**

## **Location**

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Prominently situated on Winckley Street, which links Fishergate, the city's main retail thoroughfare, to Winckley Square in the heart of the professional district.

Winckley Street is a popular location with a range of professional offices, specialist retailers and restaurant/bars.

## **Description**

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Ground floor lock-up premises offering well-proportioned and well-presented accommodation.

## **Accommodation**

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The net internal area extends to approximately 645 ft<sup>2</sup>/66 m<sup>2</sup>.

Sales area maximum dimensions 16'11 wide x 27'5 deep and is carpeted with feature ceiling and inset lighting.

Kitchen area 7'4 x 4'6

WC and washbasin facilities

Rear office 11'1 x 15' with wooden flooring.

## **Assessment**

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

Rates payable 2019/2020: 49.1p in the £

Small business rate relief may be available.

## **EPC**

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An EPC shall be made available from the agent's office.

## **Services**

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The premises have the benefit of air conditioning and an intruder alarm system.

## **Planning**

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Previously used for A2 purposes as an estate agency, the premises are considered suitable for a wide variety of retail trades together with restaurant/coffee shop/bar use.

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

## **Lease**

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

The tenant shall be responsible for internal repairs and decoration, maintenance of the shop front and a contribution towards the insurance of the building.

## **Rental**

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£20,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

## **Costs**

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

## **Viewing**

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Strictly by appointment through the agents HDAK.  
Telephone: 01772 652652 or e-mail: [reception@hdak.co.uk](mailto:reception@hdak.co.uk)