



TO LET 65 FRIARGATE PRESTON PR1 2AT

City Centre shop premises with ground floor area of approximately 950 ft² / 88 m² together with upper floor storage. A5 (hot food takeaway) planning consent obtained.

- Excellent trading position on Friargate close to the University and Preston city centre
- Well appointed premises with electrically operated security shutter to front elevation
- Ready for immediate trading on a new lease

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

01772 652652

Location

The premises are situated in an excellent trading position on Friargate, which is a busy secondary shopping street in Preston city centre.

Friargate enjoys excellent pedestrian and vehicular flows linking the University of Central Lancashire to the city centre.

Description

Well appointed shop premises ready for immediate occupation providing extensive ground floor sales area together with upper floor storage facilities.

Accommodation

The net floor area on the ground floor extends to approximately 950 ft² / 88 m.

Ground Floor:

Front sales area 16' wide narrowing to 11' 6" x 29' 9" deep.

Rear sales area 16' 10" x 12' plus 6' x 9' 8".

Rear area 17' x 16'.

First Floor (split into 2 sections):

Front room: 12' 2" x 14' 8" plus 4' x 6' 7".

Store room: 8' 6" x 4' 3".

Rear room: 12' x 16' 2".

Second Floor:

Storage

Services

The premises have the benefit of a burglar alarm system and emergency lighting for fire exit purposes.

Assessment

The unit is entered on the rating list at a rateable value of £8,300.

Rates payable 2019/2020: 49.1p in the £

Planning

Previously used as a Chinese restaurant, planning consent has been obtained in the past for A5 hot food takeaway use and the premises are also considered suitable for a wide variety of A1 retail uses.

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 new 3 year Lease, or multiples thereof, subject to 3 yearly rent reviews. The lease shall be on full repairing and insuring terms.

Rental

£12,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

EPC

The Energy Performance Asset rating is Band D100. A full copy of the EPC is available at www.ndepcregister.com

Legal Costs

Each party isto 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: info@hdak-uk.com