



## **TO LET 67 PLUNGINGTON ROAD PRESTON PR1 7EN**

656 ft<sup>2</sup> / 61 m<sup>2</sup> Modern lock-up retail premises

- Forming part of a modern parade adjacent to a 24-hour Spar supermarket
- Large free customer car park to the side and rear
- Well-proportioned and secure shop premises with electrically operated security shutters to front elevation

**B2 Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak.co.uk](http://www.hdak.co.uk)**

**01772 652652**

## **Location**

Occupying one of the best trading positions on Plungington Road, adjacent to a 24-hour Spar supermarket and with the benefit of a large free customer car park to the side and rear.

## **Description**

A modern lock-up shop unit forming part of an attractive parade, considered suitable for a wide variety of retail or office uses.

## **Accommodation**

Sales shop: 18' 9" x 29' 2"

Rear stockroom: 9' 1" x 12' 2"

WC and wash hand basin facilities.

Access to the rear for loading purposes. One designated car parking space.

## **Services**

Mains electricity, water and drainage are connected.

## **Assessment**

The property is entered onto the rating list at a rateable value of £6,500.

Rates Payable 2021/2022: 49.9p in the £

Small business rate relief may be available.

## **Lease**

A three-year lease, or multiples thereof, subject to rental reviews at three-yearly intervals.

The lease shall be upon standard full repairing and insuring term by way of service charge.

## **Planning**

Considered suitable for retail and office use within Class E of the Town and Country Planning (Use Classes) Order. Not suitable for takeaway use.

Prospective tenants are advised to make their own enquiries of Preston City Council Planning Dept on 01772 906912.

## **Rental**

£150 per week/£7,800 per annum, exclusive of rates, payable quarterly in advance by standing order.

## **EPC**

The Energy Performance Asset rating is Band C75. A full copy of the EPC is available at [www.epcregister.com](http://www.epcregister.com).

## **Legal Costs**

Each party is 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](mailto:reception@hdak.co.uk)