



## **TO LET 69 PLUNGINGTON ROAD PRESTON PR1 7EN**

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

- Forming part of a modern parade of shops, adjacent to a large Spar supermarket
- Large free customer car park to the side and rear
- Fitted to a high standard with quality ceramic tiled floor and suitable for a wide variety of businesses

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

**01772 652652**

## **Location**

Occupying one of the best trading positions on Plungington Road, adjacent to a large Spar supermarket and with the benefit of free customer car parking facilities 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 overall dimensions: 18' 9" x 29' 2"

Aluminium shop front and doorway, external security shutters, ceramic tile floor, inset lighting etc.

Two partitioned rooms have been created within the sales area but these could readily be removed.

Rear kitchen/staff facilities together with WC and wash hand basin.

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

## **Assessment**

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

Rates Payable 2021/2022: 49.9p in the £

## **Planning**

Considered suitable for a wide variety of Class E retail and office uses.

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

The premises are not suitable for A5 hot food take-away use.

## **Lease**

Available upon a full repairing and insuring lease, with a small service charge to cover external maintenance for a term to be agreed.

## **EPC**

The Energy Performance Asset rating is Band E125. A full copy of the EPC is available at [www.ndepcregister.com](http://www.ndepcregister.com)

## **Rental**

£150.00 per week, ie £7,800 per annum, exclusive of rates, payable quarterly in advance by standing order.

## **Legal Costs**

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