



FOR SALE 6B LUNE STREET PRESTON PR1 2NN

City centre freehold sales shop investment property producing £15,000 per annum

- Excellent retail position in the heart of the city centre just off Fishergate, the prime shopping thoroughfare
- Arranged over basement, ground, first and second floors
- Five year lease from March 2018 at £15,000 per annum

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

01772 652652

Location

Occupying an excellent trading position in the heart of Preston City Centre just off Fishergate, the prime shopping thoroughfare.

National and local independent retailers are represented along Lune Street including an entrance into a large Matalan store.

Description

Attractive retail premises arranged over basement, ground, first and second floors, occupied as a jewellers for many years.

Accommodation

Retail sales, work-room, kitchen and WC to the ground floor, basement storage, three rooms at first floor level and two additional rooms to the second floor. Small enclosed yard area to the rear.

Assessment

The property is entered on the rating list at a rateable value of £12,250.

Rates payable 2020/2021: 49.9p in the £

Tenure

The property is known to be freehold.

EPC

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

Tenancy

The shop is let to McGowens Jewellers Ltd on a 5 year lease from the 1 March 2018 at a rental of £15,000 per annum.

The tenant is responsible for rates and insurance and must keep the property in reasonable repair.

The tenant has the option to break the lease on the 28 February 2021, subject to 6 months' notice, and enjoys an option to purchase during the full term of the lease at a fixed price of £215,000.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required.

Price

Offers around £175,000 are invited for the freehold interest in the property, subject to the tenancy detailed.

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