



TO LET 78A FISHERGATE PRESTON PR1 2UH

676 ft² / 63 m² ground floor lock up retail/office premises

- Prominently located facing Preston railway station
- Adjacent to long established and popular hairdressing salon and traditional public house
- In need of internal fit out with rent free available or landlord to undertake agreed works

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

01772 652652

Location

Occupying a prominent position on Fishergate, the city's main shopping thoroughfare, directly opposite the railway station and the Fishergate shopping centre.

Description

Ground floor lock up retail/office property previously occupied by William Hill Bookmakers.

Accommodation

Total internal area approximately 676 ft².

Internal width	19'11"
Maximum depth	34'

Kitchen, WC and storage facilities

EPC

The Energy Performance Asset rating is Band D99. A full copy of the EPC is available at www.ndepcregister.com

Assessment

The unit is entered on the rating list at a rateable value of £18,360

Rates payable 2021/2022: 49.9p in the £

Planning

Previously used as a bookmakers, the premises are considered suitable for a wide variety of retail/office uses within Class E of the Town and Country Planning (Use Classes) Order.

The Landlord will not consider letting the premises for hot food take-away purposes.

Lease

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

The tenant shall be responsible for maintaining the shop front, internal repairs and decoration and contribution towards insurance.

Rental

£15,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

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