



TO LET 85 WATLING STREET ROAD FULWOOD PRESTON PR2 8BQ

1,288 ft² / 120 m² Ground Floor showroom premises.

- Prominent corner position with modern uPVC double glazed shop front and doorway
- Adjacent to proposed new Spar supermarket
- Considered suitable for retail, office or food and drink use

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

01772 652652

Location

Prominently located on Watling Street Road at its junction with Sharoe Green Lane and forming part of a busy neighbourhood shopping centre.

Adjacent to the former Fulwood Police Station and car dealership which is to be redeveloped as a Spar supermarket.

Description

Ground floor premises with the benefit of a modern shop front.

Presently providing showroom, storage and workshop facilities, some internal walls and partitions are readily removable to create large open plan accommodation.

One car parking space situated to the rear of the property.

Accommodation

The net internal floor area extends to approximately 1,288 sq ft.

Maximum internal dimensions 28' 8" wide with a depth of 51' 6".

Kitchen and WC facilities provided to the rear.

Assessment

The unit is entered on the Rating List at a rateable value of £9,900.

Rates Payable 2023/24: 49.9p in the £

Small business rate relief may be available.

EPC

A copy of the EPC will be provided by the agents.

Services

3-phase electric and mains water are connected to the property.

Planning

The premises are considered suitable for a wide variety of businesses including retail, office and food and drink use.

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

Lease Details

The premises are available on a 3 year lease, or multiples thereof, subject to upward only rent reviews at 3 yearly intervals.

The tenant shall be responsible for internal repairs and decoration, maintenance of the shop front and a fair proportion of the insurance premium for the building.

Rental

£20,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Legal Costs

Each party are to be responsible for their own legal costs involved in the preparation of the lease.

Viewing

Strictly by appointment through the agents HDAK. Telephone: 01772 652652 or e-mail: reception@hdak.co.uk