



TO LET 93-95 LANCASTER ROAD PRESTON PR1 2QJ

3,300 ft² / 305 m² Prominent city centre commercial premises arranged over three floors plus basement and large rear car park.

- Prominently located within an established commercial area of the city
- Well-appointed premises throughout with suspended ceilings and air conditioning
- Considered suitable for showroom, retail, office or leisure use subject to planning

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

01772 652652

Location

Occupying a prominent position just off Ringway, close to Preston markets and the bus station.

The immediate area is undergoing substantial redevelopment, including a number of residential schemes and the Council's proposed multi-screen cinema, restaurants and new multi-storey car park.

Description

A substantial commercial property arranged on ground, first and second floors together with basement storage.

The property has the benefit of extensive car parking facilities directly to the rear.

Accommodation

The net internal floor areas are as under:

| | |
|---------------|-----------------------|
| Ground floor: | 1,124 ft ² |
| First floor: | 994 ft ² |
| Second floor: | 1,182 ft ² |
| Total: | 3,300 ft ² |

Additional basement storage facilities extending to approximately 1,153 ft².

The accommodation is well presented throughout with suspended ceilings and inset lighting, vinyl tiled floors, some double glazed windows etc.

A separate entrance from Lancaster Road provides access to the upper floors together with an internal access. The accommodation is largely open plan with a number of partitioned areas which could be removed if required and there are kitchen and toilet facilities on ground and first floors.

The basement provides good dry storage with a concrete floor.

Internal photographs are available on our website www.hdak.co.uk.

EPC

An EPC is available from the agent's office.

Services

The premises have the benefit of air conditioning to all floors, together with intruder and fire alarm systems.

Assessment

The unit is entered on the rating list at a rateable value of £20,000.

Rates payable 2019/2020: 49.1p in the £

Planning

Previously used for both A1 retail purposes and as a hairdressing training school, the premises are considered suitable for a wide variety of A1 retail, A3 (food and drink) and A4 (drinking establishment) uses.

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

Lease

The premises are available on a standard full repairing and insuring lease for a term of 5 years or multiples thereof.

Prospective tenants will be allowed to sub-let parts of the accommodation if required. Of particular value is the rear car parking where spaces could be offered on monthly contracts.

Rental

£20,000 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.

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

Viewing

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