



TO LET 90-92 ST PAUL'S ROAD PRESTON PR1 1UH

8,119 ft² / 754 m² fully equipped MOT testing station/workshop premises with two-storey offices and enclosed yard areas

- Convenient location off the A6 North Road and close to Preston City Centre
- Incorporating two-storey offices providing reception, general and private office facilities
- Fully equipped as an MOT testing station and vehicle repair workshop and tyre fitting depot complete with stock

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

01772 652652

Location

Prominently situated on St Pauls Road, close to its junction with Sedgwick Street just off the A6 North Road and within easy reach of Preston City Centre.

Description

Single-storey workshop/warehouse premises incorporating two-storey offices and enclosed, secure yard areas to both front and rear.

The main workshop/warehouse accommodation is steel framed and asbestos clad.

Accommodation

The gross internal area extends to approximately 8,119 ft² / 754 m².

The two-storey offices extend to approximately 1,232 ft² and provide a vestibule entrance, reception, general open plan office to the ground floor and two further offices and small store room to the first floor.

The workshop/warehouse area is steel framed providing good open accommodation with concrete floor and sodium lighting. Three manually operated roller-shutter doors provide vehicular access each 9'9" wide x 11' high.

A separate building to the rear incorporates male and female WC facilities.

Assessment

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

Rates payable 2018/2019: 48.0p in the £

Services

All main services are connected.

Lease

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 maintaining the building in its existing condition and reimbursement of the buildings insurance premium.

Rental

£25,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Equipment, Fixtures, Fittings and Stock

£45,000 is to be paid by the ingoing tenant for the benefit of all equipment and stock. Inventory attached.

Legal Costs

Each party is to be responsible for its own legal costs involved in the transaction.

EPC

The Energy Performance Asset rating is Band D82. A full copy of the EPC is available at www.ndepcregister.com

Viewing

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

INVENTORY OF GOODS AT 90-92 ST PAULS ROAD, PRESTON PR1 1 UH

The following inventory is a list of fixtures, fittings and equipment to be sold by Arisa Ltd to the incoming tenant for the sum of £45,000. A detailed inventory will be attached to the lease.

- Automotive Test Equipment 9500 Combi including PC and monitor x 1
- EAE testing equipment x 1
- EAF 5000kg ramp x 1
- Euro Tek 25BE 5000kg ramp x 1
- Dalby spray booth (with equipment) x 2
- Tecalment Facon ramp x 1
- Snap on tool sets and miscellaneous items
- Euro Tek Pro-fit 4000 x 1
- Euro Tek Super Spin x 1
- Exhaust Exchange x 1
- Wheel balance/alignment x 1
- Miscellaneous equipment for welding
- Gas heating systems

19 July 2018





