



TO LET 2 LYTHAM ROAD FULWOOD PRESTON PR2 8JB

Gross internal ground floor area of 1,988 ft² and additional 935 sq ft of usable space at first floor level

- Occupying one of the most prominent positions North of Preston City Centre, on the A6 Garstang Road
- Within 1.5 miles of Junction 32 of the M6 and Junction 1 of the M55 motorways
- Considered suitable for a wide range of uses within Class E including showroom, offices, food and drink

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

01772 652652

Location

Prominently located on the A6 Garstang Road at its junction with Lytham Road, within an affluent suburb of Preston.

Within easy reach of Junction 1 of the M55 and Junction 32 of the M6 motorways, and approx. 2 miles to the North of Preston City Centre.

Description

Two-storey former bank premises currently providing showroom and office accommodation with car parking to the front.

Fitted to a good standard throughout and ready for immediate occupation.

Accommodation

The property provides approximately 1,988 sq ft of gross internal floor space at ground floor level, together with an additional 935 sq ft of usable space at first floor level.

Kitchen, male and female WC facilities are provided at first floor level.

Planning

Presently used as showroom and offices but considered suitable for a wide variety of uses within Class E.

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

Services

Mains gas, water and electricity are connected and the property has the benefit of air conditioning.

Lease

Available for a term of years to be agreed, upon a standard full repairing and insuring basis.

Assessment

The property is entered onto the rating list at a rateable value of £22,000.

Rates Payable 2024/2025: 49.9 p in the £

Rental

£40,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

EPC

Previously assessed at Band D80, an up to date energy performance certificate will be issued.

Legal Costs

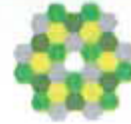
Each party are to be responsible for their own legal costs involved in the transaction.

Viewing

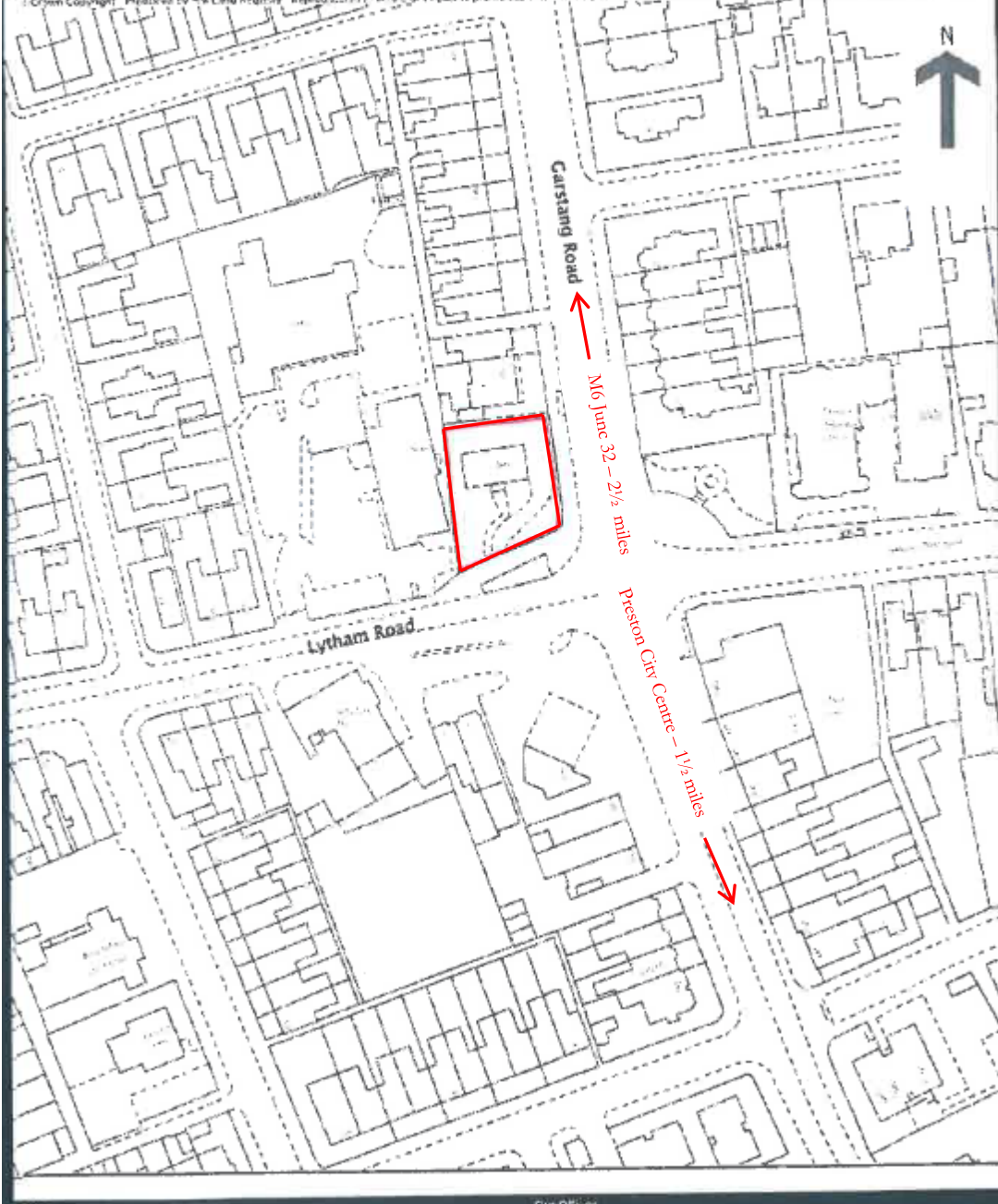
Strictly by appointment through the agents HDAK.
Telephone: 01772 652652 or e-mail: reception@hdak.co.uk

HM Land Registry
Official copy of
title plan

Title number LAN110288
Ordnance Survey map reference SD5331NW
Scale 1:1250
Administrative area Lancashire : Preston



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Royal Preston Hospital

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Church of England...

Lytham Road Surgery

2 Lytham Rd

Fulwood

Harris Park

Layers