



TO LET BICKERSTAFFE HOUSE 53 GARSTANG ROAD PRESTON PR1 1LB

4,382 ft² / 407 m² Prominently located, semi-detached office/commercial premises

- Substantial semi-detached property arranged over lower ground, ground, first and second floors
- Previously occupied by the NHS, providing good quality office accommodation throughout
- Prominently located on the A6 Garstang Road.

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

01772 652652

Location

Occupying a prominent position on the A6 Garstang Road, one of Preston's main arterial routes.

An established and popular commercial locality within easy reach of Preston City Centre.

Description

A substantial semi-detached property arranged over lower ground, ground, first and second floors.

Previously occupied by the NHS providing office and medical accommodation, the property has been fitted to a high standard throughout with perimeter trunking for data and power, carpets and floor coverings, new pvc double-glazed windows, gas central heating, kitchen and WC facilities etc.

Accommodation

The property provides a gross internal floor area of approximately 6,617 sq ft.

Net floor areas (excluding corridors, kitchens, WCs etc) are as under:

Lower ground floor:	1015 sq ft
Ground floor:	1022 sq ft
First floor:	1125 sq ft
Second floor:	1220 sq ft
Total:	4382 sq ft

Plans attached to the brochure illustrate the layout of the property.

Assessment

The property is entered onto the rating list at a rateable value of £17,750.

Rates Payable 2019/2020: 49.1p in the £

Planning

Previously used as an office and medical facility with planning consent for DI (clinics, health centres, creches, day nurseries, schools, training centres etc) use.

Considered suitable for a wide variety of office and commercial uses, prospective tenants are advised to make their own enquiries of Preston City Council Planning Dept on 01772 906912.

Lease

The premises are offered on a full repairing and insuring lease for a term of years to be agreed, with each party responsible for their own legal costs.

Rental

£32,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

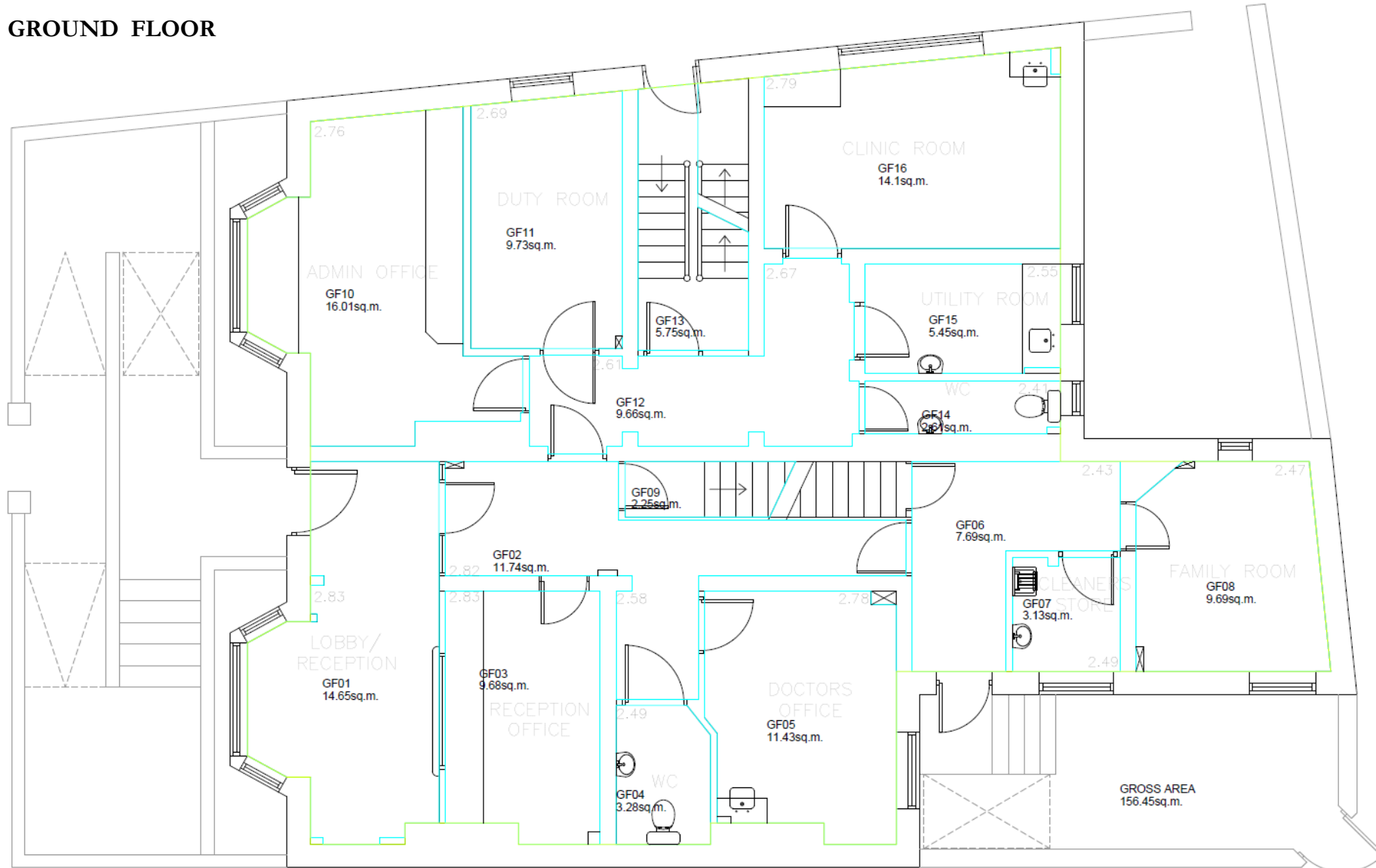
EPC

The Energy Performance Asset rating is Band E121. A full copy of the EPC is available at www.epcregister.com.

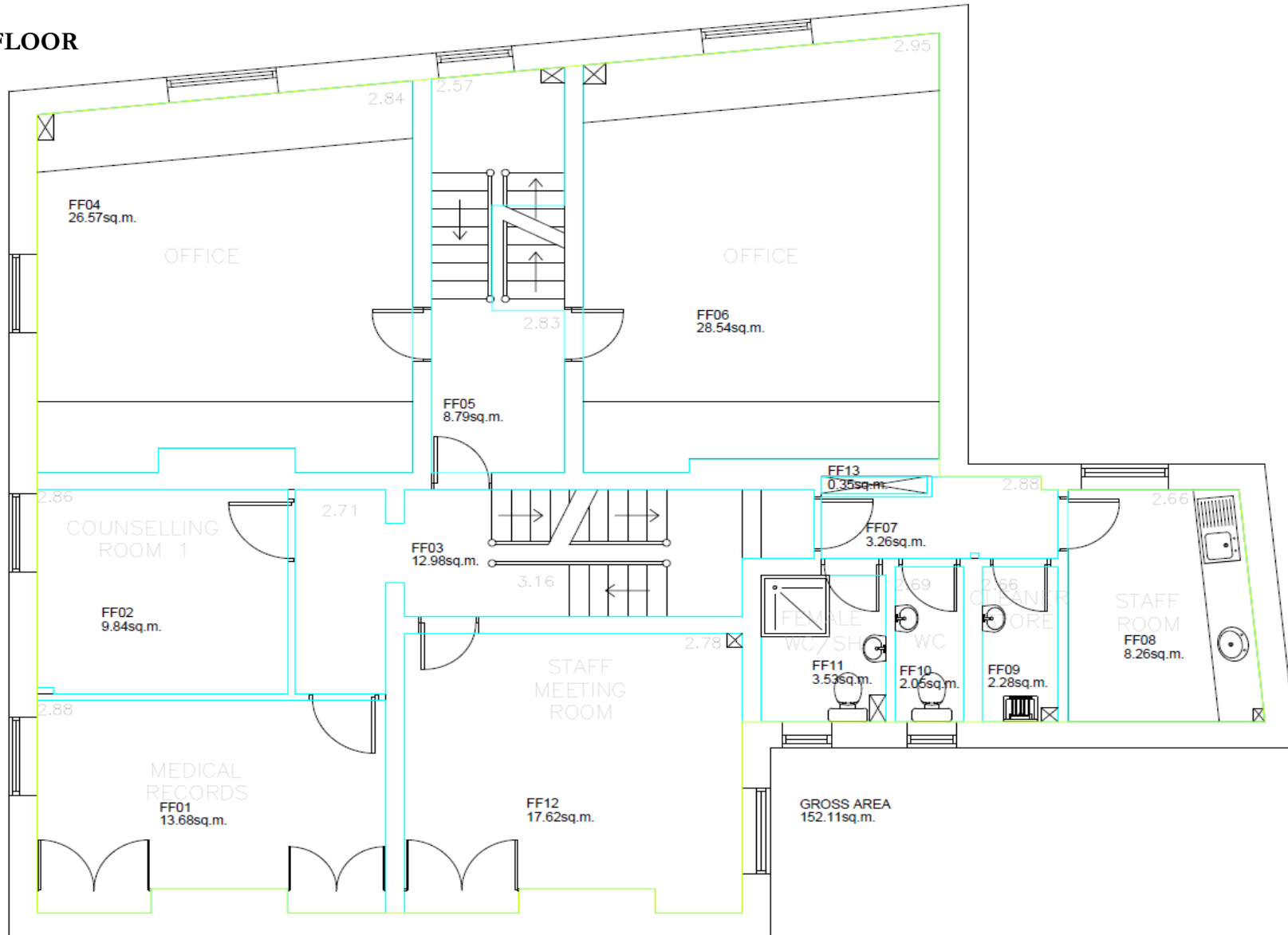
Viewing

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

GROUND FLOOR



FIRST FLOOR



BASEMENT

