



TO LET FORMER TALBOT LIBRARY 4 WESTON STREET PRESTON PR2 2QE

2,730 ft² / 254 m² Previously used as a library suitable for leisure and storage use

- Adjacent to St Walbuge's Church, a nationally known landmark having the tallest spire of any parish church in the UK.
- Located within easy reach of Preston City Centre and close to Uclan's main campus.
- Ample on-site car parking.

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

01772 652652

Location

Located conveniently close to Preston City Centre and Uclan's main campus.

Weston Street is situated off Pedder Street, which is approached from Fylde Road.

Description

A former church hall, previously used as a library, offering well-proportioned accommodation, suitable for a wide variety of uses.

Shared car parking facilities are available. Access from St Walburge's Gardens.

Accommodation

The main hall extends to approximately 2,730 sq ft. Internal dimensions: 65' x 42'

WC Facilities

Pedestrian access available to St Walburge's Gardens and the rear car park.

Services

The property has the benefit of electric heating.

Assessment

A new separate assessment for rating purposes will have to be made by the District Valuer upon occupation.

Planning

Previously used as a library, the premises are considered suitable for a wide variety of leisure and business uses.

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

Lease

The premises are available on an internal repairing and insuring lease, with the landlord retaining responsibility for external maintenance.

The length of lease is open to negotiation.

Rental

£10,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

EPC

An EPC will be available from the Agent's office.

Legal Costs

Each party is 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