



TO LET 3 BRIERLEY STREET PRESTON PR2 2AU

988 ft² / 92 m² Workshop / garage and office premises

- Purpose-built premises constructed in the late 1990's
- Prominently located just off Aqueduct Street in a well-established commercial locality
- Secure premises with shutters to ground floor door and windows, and intruder alarm system

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

01772 652652

Location

The property is prominently located on the corner of Inkerman Street and Brierley Street, just off Aqueduct Street, within a popular commercial locality.

Within easy reach of the A6 Garstang Road and the A5085 Fylde Road.

Description

A purpose-built two-storey workshop and office facility with a single-storey garage to the front, accessed via a roller shutter door.

Constructed to a good standard, benefiting from uPVC double-glazed windows, gas fired central heating and intruder alarm system.

Accommodation

Approx gross internal floor areas as under:

Ground Floor Garage	222 sq ft
Ground Floor Workshop	420 sq ft
First Floor Offices	346 sq ft

The offices to the first floor incorporate a kitchen facility, together with WC and washbasin.

Assessment

The premises are entered onto the rating list at a rateable value of £4,900.

Rates Payable 2018/2019: 48.0p in the £

Prospective tenants may be eligible for 100% small business rate relief.

Planning

Previously used for office and storage purposes, the premises are considered suitable for a wide variety of B1 (Business) and B8 (Storage & Distribution) uses. Prospective tenants are advised to make their own enquiries of Preston City Council Planning Dept on 01772 906912.

Tenancy

The premises are available on easy in-easy out terms, subject to a one month's rental deposit.

The tenant shall be responsible for repair and maintenance of the premises, together with building insurance.

Rental

£125.00 per week, exclusive of rates, payable monthly in advance by standing order.

EPC

The Energy Performance Asset rating is Band E106. A full copy of the EPC is available at www.epcregister.com.

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