



## TO LET THE OLD BULL CHAMBERS CHURCH STREET PRESTON PR1 3BU

1,990 ft<sup>2</sup> / 185 m<sup>2</sup> First floor offices with on site car parking spaces

- Primarily open plan office accommodation offered part furnished ready for immediate occupation
- Adjacent to Fishergate, the City's prime retail street
- On site car parking to the rear of the premises

Pittman Court, Pittman Way, Fulwood,  
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[www.hdak-uk.com](http://www.hdak-uk.com)

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### **Location**

Prominently located on Church Street close to its junction with Fishergate, the City's prime retail street.

### **Description**

The Old Bull Chambers occupy the first floor of an imposing listed building with the benefit of a private self-contained entrance.

On site car parking facilities are available directly to the rear of the property conveniently located for easy access in and out of the City Centre.

### **Accommodation**

The net internal office area extends to approximately 1,990 ft<sup>2</sup> / 185 m<sup>2</sup>.

The suite provides a well-proportioned open plan general office together with three private offices, store rooms and kitchen and WC facilities.

The offices have fluorescent and halogen spotlights throughout. Part furnished with good quality desks, chairs and office equipment.

### **Assessment**

The property is entered on the rating list at a rateable value of £16,750.

Rates Payable 2024/25: 49.9p in the £

### **Services**

Full gas fired central heating is installed and the offices have the benefit of a telephone entry system.

### **Lease Details**

The offices are available on a new three year lease, or multiples thereof, subject to upward only rent reviews at three yearly intervals.

The lease shall be upon effective full repairing and insuring terms by way of a service charge

The office suite extends to 9% of the total complex and the current annual charge is estimated to be in the order of £1,000.

### **EPC**

An EPC will be made available from the agent's office.

### **Rental**

£15,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

4 car parking spaces are included within the rental, however additional spaces are available by negotiation subject to an additional charge.

### **Legal Costs**

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

### **Viewing**

Strictly by appointment through the agents HDAK.  
Telephone: 01772 652652 or email:  
[reception@hdak.co.uk](mailto:reception@hdak.co.uk)