

**TO LET REAR OF 43 BLACKPOOL ROAD PRESTON PR2 6BQ**

1,242 ft² / 115 m² single storey warehouse/storage unit.

- Secure premises with quality alarm system
- Convenient location within easy reach of Preston City Centre and junction 31 of the M6 motorway
- Suit retailers, building contractors, ebay traders etc looking for secure storage

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

01772 652652

Location

Situated to the rear of 43 Blackpool Road, close to its junction with Ribbleton Lane/Ribbleton Avenue and within easy reach of the motorway network at junction 31 of the M6.

Description

A detached single-storey lock-up warehouse/storage unit.

Constructed with full height brick walls under a pitched concrete tiled roof with double loading access doors.

Accommodation

A rectangular unit with internal dimensions of approximately 33'10 wide x 40' 2 deep.

The net internal area extends to approximately 1,242 ft²/115 m².

The unit has the benefit of fluorescent lighting throughout, a concrete floor overlaid with timber, storage racking and WC facilities.

Rental

£5,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Assessment

The unit is entered on the rating list at a rateable value of £2,950.

Prospective tenants might have the benefit of small business relief and are advised to make their own enquiries of South Ribble Borough Council.

Rates payable 2017/2018: 47.9p in the £

Lease

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

The lease shall be upon full repairing and insuring terms.

Legal Costs

Each party is to be responsible for its 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