



**TO LET      RIBBLETON LANE / LONGWORTH STREET  
PRESTON PR1 5EJ**

3,794 ft<sup>2</sup> / 352 m<sup>2</sup> Single-storey trade counter/warehouse premises with car parking to the front

- Prominently located on the corner of Ribbleton Lane and Longworth Street, Preston
- On site customer car parking shared with DPR Power Tools and Ironmonger Specialists
- Well established commercial locality close to the Guild Trading Estate with national companies including Screw Fix, Howdens Kitchens, Edmundsons Electrical and City Plumbing Supplies

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01772 652652

## **Location**

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Prominently located on the corner of Ribbleton Lane and Longworth Street within a densely populated mixed commercial and residential locality within easy reach of both Preston City Centre and the motorway network at Junction 31 of the M6.

Close by are the Ribbleton Trading and Guild Trading Estates where national firms such as Screw Fix, Howdens Kitchens, Edmundsons Electrical and City Plumbing Supplies are represented.

## **Description**

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Well fitted single storey retail warehouse/trade counter premises with vehicle loading facilities directly off Longworth Street.

Constructed on a steel portal frame under a pitched insulated profile clad roof with fully clad walls, the premises provide a customer entrance and sales area onto Ribbleton Lane together with rear warehouse with double loading doors onto Longworth Street.

Customer car park directly to the front of the premises.

## **Accommodation**

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Gross internal floor area extends to approximately 3,794 ft<sup>2</sup>/352 m<sup>2</sup>

The premises incorporate a fully fitted sales area, kitchen and WC facilities.

## **Assessment**

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The property is entered on to the rating list at a rateable value of £22,750:

Rates Payable 2024/2025: 49.9p in the £

## **Planning**

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Previously occupied by Eurocell, suppliers of UPVC products, the premises are considered particularly suitable for retail warehouse/trade counter use, as well as light industrial/warehouse occupiers.

Prospective tenants are advised to make their own enquiries of Preston City Council's Planning Department on (01772) 906581.

## **Services**

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The premises have the benefit of panel heating to the sales area and are fitted with a burglar alarm system.

## **Lease Details**

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The length of the lease is open to negotiation but will incorporate three yearly upward only rent review and will be upon full repairing and insuring terms.

## **Rental**

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£25,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

## **EPC**

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A copy of the EPC will be made available from the agent's office.

## **Legal Costs**

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Each party shall be responsible for their own legal costs involved in the transaction.

## **Viewing**

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