



## **TO LET    Tulketh Mill Retail Park, Blackpool Road, Preston PR2 2DS**

Retail Unit of 6219 ft<sup>2</sup> / 578 m<sup>2</sup> to be constructed which could be split

- Prominently located retail unit to be constructed with 70 dedicated customer car spaces
- Neighbouring occupiers include Tesco, Greggs, Subway, Barnardos and Sue Ryder
- Adjacent to Tulketh Mill, a Call Centre employing circa 1,000 people

### ***Location***

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Prominently situated fronting Blackpool Road (A5085) which forms the outer ring road of Preston linking with Blackpool to the West and the M6 to the East.

The general surrounding area is residential with various light industrial estates and the development is immediately adjacent to Tulketh Mill, an expanding Call Centre with c3,000 staff members.

### ***Description***

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A detached retail unit to be constructed with glazed frontage ready for tenant's shopfitting.

### ***Accommodation***

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Proposed unit of 6,219 ft<sup>2</sup> but could be split to suit individual tenant's requirements.

### ***Assessment***

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The premises will be assessed for rating purposes upon completion of construction.

### ***Lease Details***

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The unit is available upon effective full repairing and insuring terms by way of a service charge.

The leases shall be for a term of 10 years subject to an upward only review at the end of the 5<sup>th</sup> year.

### ***Rental***

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Rental offers based upon £17.50 per sq ft.

Rentals are exclusive of rates, insurance and VAT.

### ***Legal Costs***

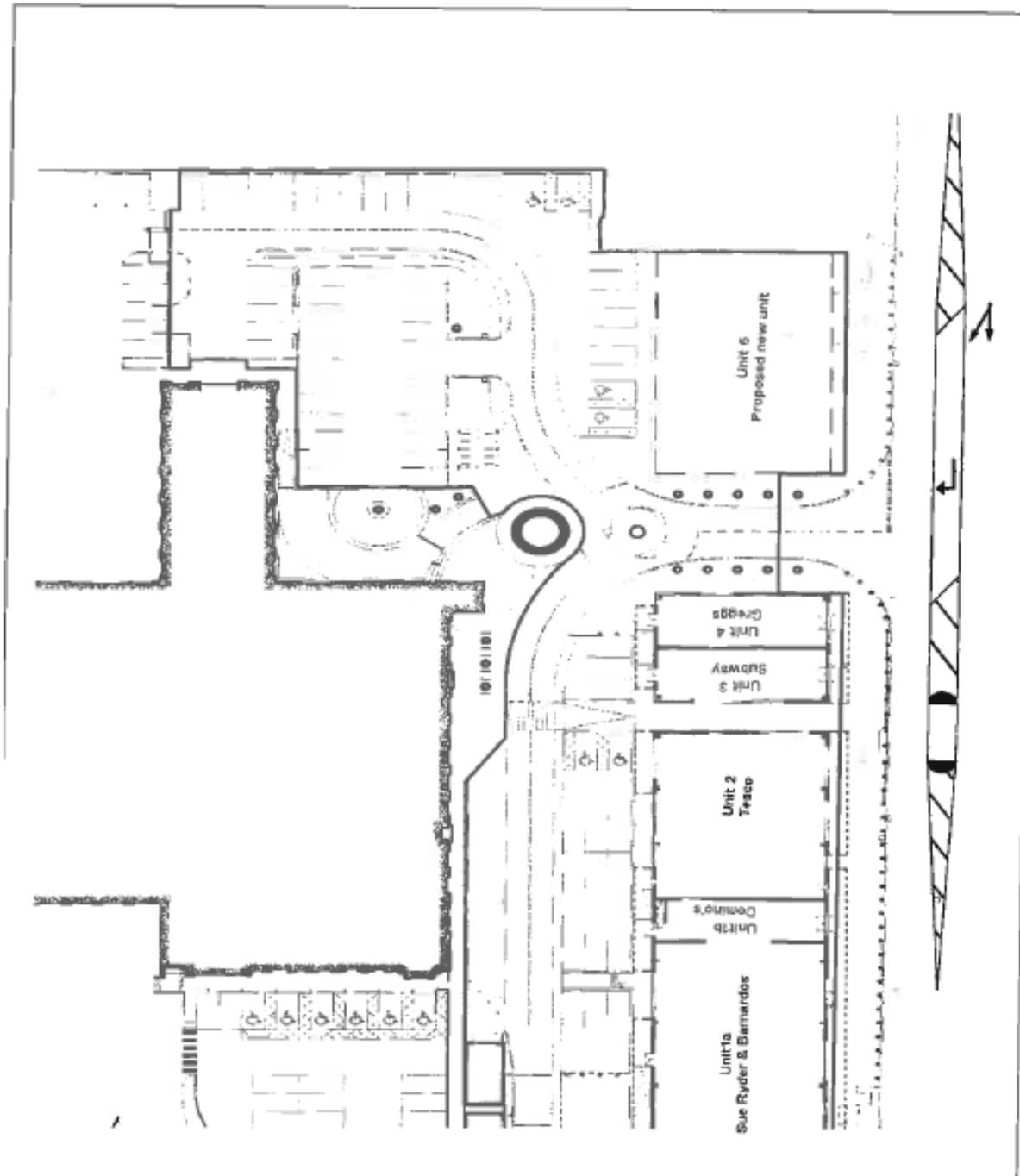
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Each party is to be responsible for their own legal and other professional costs incurred in the transaction.

### ***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)



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