



## **TO LET UNIT LI DEEPDALE RETAIL PARK BLACKPOOL ROAD PRESTON PR1 6QY**

3,370 ft<sup>2</sup> / 313 m<sup>2</sup> Modern warehouse/light industrial/trade counter unit

- Forming part of the Deepdale Shopping Park, a large out of town retail and trade counter development
- Within easy reach of both the city centre and the motorway network at Junction 31 of the M6
- Neighbouring occupiers include Marks & Spencer, Wren Kitchens, Aldi and McDonalds and Starbucks Drive Thru's

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[www.hdak-uk.com](http://www.hdak-uk.com)

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## **Location**

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The Deepdale Retail Park fronts the Blackpool Road (A5085) and is situated within easy reach of both Junction 31 of the M6 and the city centre.

## **Description**

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A modern purpose built unit constructed on a steel portal frame with profile metal cladding to walls and roof.

Loading access is provided via an electronically operated shutter door on the rear elevation with pedestrian access to the front.

Customer car parking to the front and additional parking and shared loading facilities to the rear.

## **Accommodation**

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The gross internal floor area extends to approximately 3,370 ft<sup>2</sup>.

Internal dimensions: 40 ft 6 in wide x 83 ft 3 in deep

Minimum internal eaves height of 17 ft 3 in with a maximum head room of 27 ft.

Electrically operated loading door 14 ft wide x 14 ft high.

Internal photographs on our website illustrate the partial fitting out of the unit to create a commercial kitchen. Certain items could be made available to interested parties.

## **EPC**

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The Energy Performance Asset rating is Band C53. A full copy of the EPC is available at [www.epcregister.com](http://www.epcregister.com).

## **Assessment**

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The unit is entered on the rating list at a rateable value of £25,000.

Rates payable 2022/2023: 49.9p in the £

## **Estate Charge**

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An estate charge is payable of approximately £5,550 per annum for the management and maintenance of the retail park.

## **Services**

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All mains services are connected.

## **Lease**

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The unit is held on a 5 year lease from 8<sup>th</sup> February 2022 subject to a tenant only break on 7<sup>th</sup> February 2025.

The unit is available by way of an assignment or sub-lease.

## **Rental**

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£33,600 per annum, exclusive.

## **VAT**

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All figures quoted are exclusive of VAT which is payable at the prevailing rate.

## **Legal Costs**

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Each party are to 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)