



## **TO LET      UNITS 4A AND 4B RIBBLETON LANE TRADING ESTATE, CROOK STREET, PRESTON PR1 5LS**

8,145 ft<sup>2</sup> / 756 m<sup>2</sup> Retail warehouse/trade counter premises with concreted service yard/customer car parking area.

- Originally constructed as 2 individual steel portal framed warehouse units
- Customer entrance and display windows to both Crook Street and Dunmore Street
- Within a popular commercial locality opposite the Guild Trading Estate and adjacent to retailers including Hughes Electrical and B&M Bargains

**B2 Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

**01772 652652**

## **Location**

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The Ribbleton Lane Trading Estate has frontage to both Crook Street and Dunmore Street, just off Ribbleton Lane and opposite the Guild Trading Estate.

## **Description**

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Originally constructed as 2 separate steel portal framed warehouse units, each with concertina vehicular loading doors providing warehouse/light industrial space with ancillary kitchen and WC facilities.

The internal dividing wall has been removed and a full first floor constructed and the property now provides full retail/showroom accommodation to the ground floor, with ancillary storage to the first floor.

## **Accommodation**

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The gross internal floor area over ground and first floors extends to approximately 8,145 ft<sup>2</sup>/756 m<sup>2</sup>

Internal dimensions of each unit are approximately 40'8" wide x 50'2" deep.

The property is constructed on a steel portal frame with full height brick and block work and incorporates a customer entrance to Crook Street and a glazed display window and customer entrance to Dunmore Street.

Loading to either unit from the concreted service yard is via concertina loading doors 12'3" wide x 13' high.

Internal eaves height of the original building is 15'9".

## **EPC**

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An EPC is to be made available from the agent.

## **Assessment**

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The property is entered on the rating list at a rateable value of £23,000.

Rates Payable 2018/2019: 48.0p in the £

## **Planning**

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Originally constructed as warehouse/light industrial units, the properties have been used as a retail showroom for many years and are considered suitable for a wide range of retail/showroom/trade counter uses.

Interested parties are advised to make their own enquiries of Preston City Council's planning department on 01772 906912.

## **Lease**

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The premises are available on a standard full repairing and insuring lease for a term of 5 years, or multiples thereof, subject to 5 yearly rent reviews.

## **Services**

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Each unit has separate supplies of gas, electricity and water and gas blown air heating is provided.

## **Rental**

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£20,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

## **Viewing**

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Strictly by appointment through the agents HDAK.  
Telephone: 01772 652652 or e-mail: [info@hduk-uk.com](mailto:info@hduk-uk.com)

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