



TO LET URBAN EXCHANGE THEATRE STREET / MOUNT STREET PRESTON PR1 8BQ

2760 ft² / 256 m² Well-fitted City Centre Showroom / office premises

- Just off Fishergate, the City's prime shopping street, adjacent to the Post Office
- Fitted to a good standard throughout with central heating, air conditioning, suspended ceiling with inset lighting, fully carpeted, kitchen and WC facilities etc
- Capable of division to create four individual shop units

**B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com**

01772 652652

Location

Urban Arcade is situated just off Fishergate, the City's foremost shopping street, with pedestrian access from both Theatre Street and Mount Street. Close to the Fishergate Shopping Centre and the City's railway station.

Description

Forming part of the Urban Exchange, a retail and office development constructed approx 10 years ago.

The building is of steel frame construction, faced in sandstone with glazed elevations to both Mount Street and Theatre Street.

The accommodation faces the main Post Office and the Arcade has the benefit of automatic sliding doors to both Theatre Street and Mount Street.

Previously occupied by Lancashire County Council, good quality accommodation is provided ready for immediate occupation.

Accommodation

The gross internal floor area extends to approx 2,760 ft² / 256 m².

Suspended ceilings throughout with inset lighting, air conditioning and central heating, well decorated and carpeted. together with kitchen and disabled WC facilities.

Assessment

The unit is entered on the rating list at a rateable value of £19,500.

Rates payable 2019/2020: 49.1p in the £

Planning

Previously used as an information centre, the premises are considered suitable for office, showroom or retail use.

Prospective tenants are advised to make their own enquiries of Preston City Council's Planning Department on 01772 906912.

EPC

An EPC is available from the Agents.

Lease

The premises are available on a three-year lease, or multiples thereof, subject to three-year rent reviews.

The lease shall be upon effective full repairing and insuring terms by way of service charge.

Rental

£29,500 per annum, plus VAT, exclusive of rates, payable quarterly in advance by standing order.

Service Charge

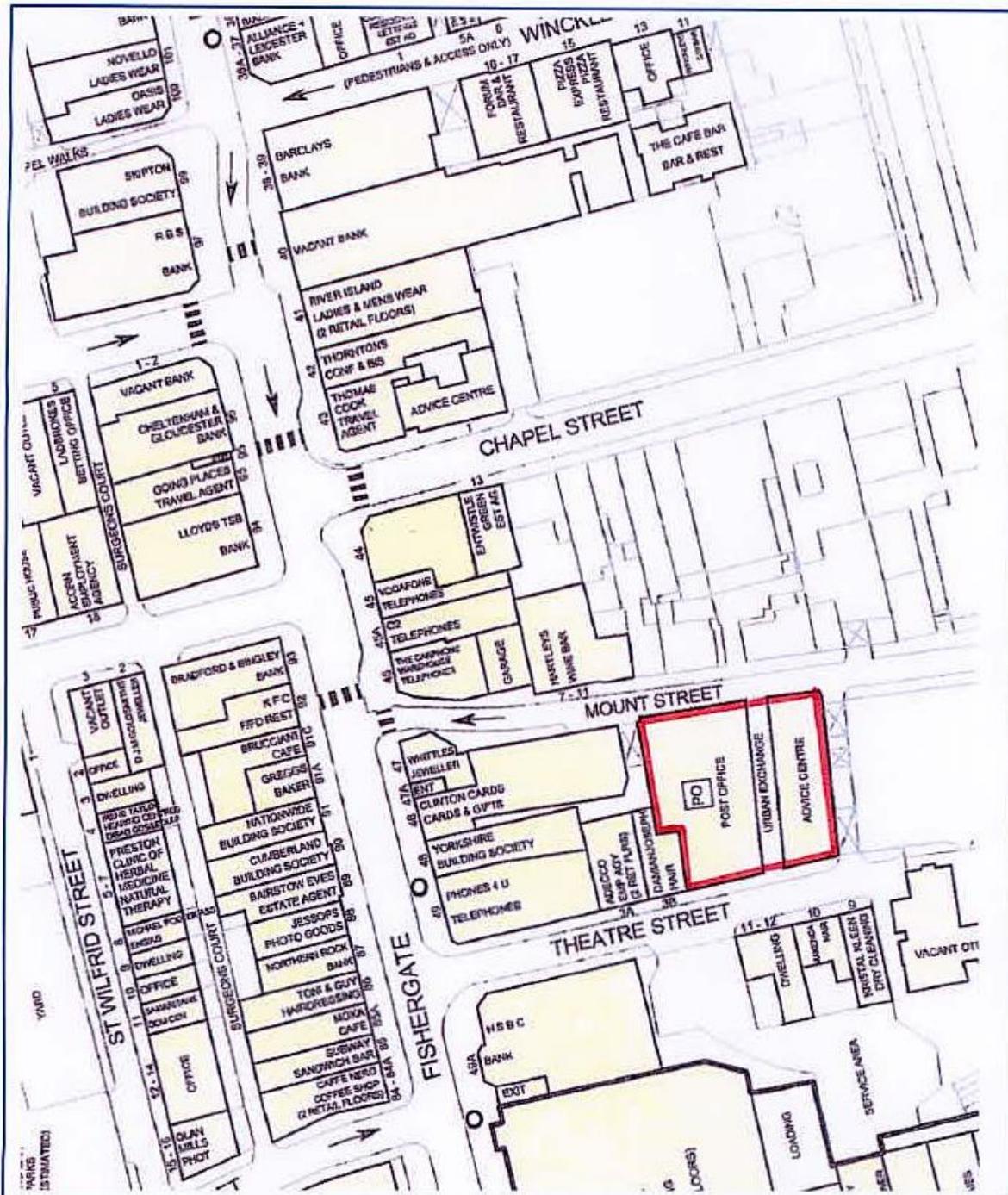
A service charge is payable to cover the maintenance and cleaning of the mall at the exterior of the Arcade.

Legal Costs

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

Viewing

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



For identification Only
Not to Scale

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