



## **TO LET 17-19 BEECH DRIVE FULWOOD PRESTON PR2 3NB**

1,569 ft<sup>2</sup> / 146 m<sup>2</sup> Substantial two storey extended property

- Extensive forecourt customer car parking area
- Just off the main A6 Garstang Road, close to the centre of Fulwood and within easy reach of the motorway network at J32 M6/J1 M55
- Suitable for medical, office or retail use

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

**01772 652652**

## **Location**

Situated just off the A6 Garstang Road close to its junction with the motorway network at junction 32 of the M6/junction 1 of the M55.

The premises form part of a small neighbourhood shopping area including Bang and Olufsen, florist, hairdressers and dental surgery.

## **Description**

A substantial semi-detached two-storey property extended to the rear with the benefit of extensive forecourt car parking facilities.

## **Accommodation**

The net internal useable area extends to approximately 1,569 sq ft.

To the ground floor, there is a former sales area, three additional rooms, WC, cleaner's store and small office.

To the first floor, there are three rooms, store room and bathroom/WC.

Internal photographs available on our website [www.hdak.co.uk](http://www.hdak.co.uk)

## **Assessment**

The RV from 1 April 2026 is £9,800.

Rates payable 2026/2027: 38.2p in the £

Small business rate relief may be available.

## **Services**

The property has the benefit of full gas fired central heating, and an intruder alarm system.

## **Planning**

Previously used as a doctors' surgery and subsequently an estate agents, the premises are considered suitable for a wide variety of medical, office and retail uses.

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

## **Lease**

The premises are available on a five year lease, upon standard full repairing and insuring terms.

## **Rental**

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

## **Legal Costs**

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

## **EPC**

The Energy Performance Asset rating is Band C74. A full copy of the EPC is available at [www.ndepcregister.com](http://www.ndepcregister.com)

## **Viewing**

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