



TO LET 183-185 NORTH ROAD, PRESTON PR1 1YQ

2,650 ft² gross floor area. Two-storey showroom & office premises with rear car parking

- Edge of city centre location on busy A6 North Road
- Large pay & display public car park directly opposite
- Close to many national businesses including Iceland Frozen Foods, Topps Tiles, Plumb Center and Kwik Fit

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

01772 652652

Location

Occupying a prominent position on the main A6 North Road on the edge of Preston City Centre.

Just off the Ring Way, providing easy access to the motorway network at J31 of the M6.

Description

A substantial two-storey property providing showroom and office facilities, together with rear car parking.

Accommodation

The gross internal floor area over ground and first floors extends to approximately 2,650 ft².

Internal photographs on our website illustrate the range of showroom and office areas.

The ground floor is predominantly showroom, together with a private office and on the first floor there are additional showroom facilities, offices and meeting room, kitchen and WC facilities.

Assessment

The property is entered on the Rating List at a rateable value of £16,250.

Rates payable 2026/2027: 43.2p in the £

EPC

The Energy Performance Asset rating is Band E124. A full copy of the EPC is available at www.ndepcregister.com

Services

Mains gas water and electricity are connected and the property has the benefit of gas fired central heating.

Planning

Currently used as a tile showroom but previously as an accountants office, the premises are considered suitable for a wide variety of commercial uses including retail, trade counter, office etc.

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 5 year lease upon standard full repairing and insuring terms.

Rental

£25,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

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: reception@hdk.co.uk