



TO LET 213 Watling Street Road, Fulwood, Preston PR2 8AB

465 ft² / 43 m² ground floor retail premises with ancillary basement storage

- The former 'Barracks Chippy' with the benefit of hot food takeaway planning consent
- Prominent position within densely populated, good quality residential locality
- Well proportioned retail space, together with basement storage and potential for outdoor facility to the rear

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

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Location

Prominently situated on Watling Street Road, within a good quality residential locality.

Opposite Fulwood Barracks and close to a large Sainsburys supermarket and the Preston North End football stadium.

Description

Ground floor retail premises with useful basement storage facility.

Formally the Barracks Chippy with potential for all types of hot food takeaway. To the rear there is an external balcony with access to a former garden area.

Accommodation

The nett internal floor area on the ground floor is approximately 465 ft².

Maximum dimensions 13 ft 8 in wide x 36 ft 6 in deep.

Rear kitchen area 6 ft 5 in x 10 ft 6 in

Useful basement storage area with potential for food preparation extending to approximately 450 sq ft.

Services

All mains services are available.

Assessment

The property is entered on to the rating list at a rateable value of £2,600.

Rates Payable 2024/2025: 49.9p in the £

Small business rate relief available.

Planning

The premises have the benefit of planning consent for hot food takeaway use.

Also considered suitable for a wide variety of retail or office uses within Class E.

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

Lease

The shop unit is available on terms to be agreed.

It is acknowledged that the premises are in need of re-decoration and upgrade and a rent free period may be made available to attempt entering into a reasonable length of lease.

Rental

£10,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Viewing

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