



TO LET 372/374 BROOK STREET, PRESTON PR2 3AH

1,200 ft² / 111 m² prominent ground floor showroom premises with large forecourt to Blackpool Road.

- Prominently situated at the junction of Blackpool Road and Brook Street, adjacent to Speedy Hire
- First floor flat/office accommodation with separate entrance
- Considered suitable for a wide variety of showroom and retail uses

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

01772 652652

Location

Prominently situated at the junction of Blackpool Road and Brook Street.

Description

A two-storey property providing ground floor showroom facilities, together with self-contained first floor flat/office accommodation.

The premises have the benefit of an extensive concreted yard forecourt fronting Blackpool Road.

Accommodation

The ground floor showroom extends to approximately 1,200 ft² with a showroom/sales area having maximum dimensions of 37ft 5 in x 30ft and an office 12ft 7in x 14 ft 6in.

The ground floor has the benefit of a suspended ceiling with inset lighting and glazed display windows to both Blackpool Road and Brook Street.

The first floor is accessed via a private entrance and currently provides a lounge, dining kitchen, two bedrooms, bathroom and separate WC.

Assessment

The ground floor showroom/sales area is entered on to the rating list at a rateable value of £14,750.

Rates Payable 2024/2025: 49.9p in the £

Services

All mains services are connected. The property has the benefit of gas fired central heating.

Planning

Previously used as a car showroom and offices with first floor living accommodation, the premises are considered suitable for a wide variety of uses within Class E.

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

EPC

A copy of the EPC will be made available from the agents office.

Lease

Available for a term of years to be agreed upon a standard full repairing and insuring basis.

Rental

£450 per week, 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@hdak.co.uk