



TO LET 42 Watling Street Road, Fulwood, Preston PR2 8BP

600 ft² / 56 m² ground floor sales shop/office premises

- Prominent position at the junction of Watling Street Road and Sharoe Green Lane
- Opposite a proposed new Spar supermarket
- New high specification shop front. Considered suitable for retail or office use. Additional first floor accommodation available if required

B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
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01772 652652

Location

Prominently located on Watling Street Road, at its junction with Sharoe Green Lane and forming part of a busy neighbourhood shopping centre.

Opposite the former Police Station and car dealership which is under development to provide a large Spar supermarket.

Description

Ground floor premises with the benefit of a high quality modern shop front.

Currently providing an open plan sales area, rear WC and wash basin facilities, kitchen area and additional storage.

Upper floor accommodation and rear parking could be made available subject to separate negotiation.

Accommodation

The nett internal floor area extends to approximately 600 sq ft.

The sales shop has an internal width of 16 ft 8 in and a maximum depth of 27 ft 10 in.

To the rear there are WC and kitchen facilities, together with additional storage which could potentially be altered to create more retail or office space.

EPC

A copy of the EPC will be provided by the agents.

Rental

£16,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

If a prospective tenant wanted to include the upper floor accommodation and the rear car park, additional rental will be payable subject to separate negotiation.

Assessment

The property is entered on to the rating list at a rateable value of £5,400.

Rates Payable 2024/2025: 49.9p in the £

Small business rate relief may be available.

Services

All mains services are connected and the property has the benefit of a new gas fired boiler within the WC facility.

Planning

The premises are considered suitable for a wide variety of retail or office uses.

The premises are not considered suitable for a hot food takeaway and such a use is not acceptable to the landlord.

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

Lease Details

The premises are available on a 3 year lease, or multiples thereof, subject to upward only rent reviews at 3 yearly intervals.

The tenants shall be responsible for internal repairs and decoration, maintenance of the shop front and a fair proportion of the insurance premium for the building.

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