



TO LET 3 & 3A THEATRE STREET PRESTON PR1 8BQ

City centre offices, suitable for retail/leisure/licensed use, arranged over ground and first floors extending to 2,220 ft² / 206 m²

- Well proportioned and attractively fitted offices with private entrances to both ground and first floors
- Just off Fishergate, the city's prime shopping thoroughfare
- Close to the railway station and the Fishergate Shopping Centre, which has extensive car parking facilities

Location

Situated just off Fishergate, the city's prime shopping thoroughfare and close to the railway station and the Fishergate Shopping Centre.

Ample car parking is available within easy reach.

Description

Well proportioned offices arranged over ground and first floors, each with separate entrance.

Attractively fitted and ready for immediate occupation.

Accommodation

The property provides approximately 2,220 sq ft of net usable office space arranged over ground and first floors.

The ground floor has maximum dimensions 30 ft wide x 33 ft 6 in deep, providing an open plan facility, together with a glazed partition office and kitchen facility. A separate entrance provides access to the first floor (internal access also available) which comprises of an open plan office, private office, kitchen/staff room, male and female WCs and store room. The main open plan office has maximum dimensions 22 ft 9 in x 40 ft 2 in.

Services

All mains services are connected. The ground floor has the benefit of electric wall heaters whilst gas fired central heating is installed to the first floor.

EPC

The Energy Performance Asset rating is Band D95 which expires on 23/2/2031. A full copy of the EPC is available at www.ndepcregister.com

Assessment

The property is entered on the rating list at a rateable value of £19,250.

Rates payable 2026/2027: 43.2p in the £

Planning

Previously used as office accommodation for a recruitment company, the premises are also considered suitable for retail or leisure/licensed use.

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

Lease

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

Rental

£22,500 per annum exclusive of rates, payable quarterly in advance by standing order.

VAT

VAT is payable at the prevailing rate.

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