

# MORGAN

# MARTIN

## TO LET (MAY SELL)

### Retail/Leisure/Office Unit

**Ground Floor  
Buckingham House  
Glover's Court  
PRESTON  
PR1 3LS**



**Ground Floor: 4,450 sq ft (413.4 sq m)**

#### LOCATION

The subject property is situated in the heart of the city centre on Glover's Court, a short walk from the pedestrian retail thoroughfare of Fishergate, and close to the main business district of Winckley Square.

#### DESCRIPTION

The premises comprise a ground floor open plan unit ready to be fitted out to an occupier's requirements, with full length window frontage.

Ground Floor: 4,450 sq ft (413.4 sq m)

All measurements have been made in accordance with the RICS Code of Measuring Practice.

#### RATEABLE VALUE

The premises are not currently assessed for rating purposes.

#### LEASE

A new effectively full repairing and insuring lease for a term of years to be agreed.

#### RENTAL

Upon application.

#### PRICE

Upon application. The client may well consider a disposal on a long leasehold basis.

#### VAT

All rents and prices quoted are or may be subject to the addition of VAT at the prevailing rate.

#### MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

#### EPC

An Energy Performance Certificate will be available upon request.

#### FURTHER INFORMATION

Please contact: Charles Bell  
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Email: [charles@morganmartin.co.uk](mailto:charles@morganmartin.co.uk)

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Regulated by  
  
**RICS**

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract





For Identification Only

Not to Scale

Chartered Surveyors

Fifteen Cross Street

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PR1 3LT

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