

# MORGAN

# MARTIN

## TO LET

# 1-4 Miller Arcade PRESTON PR1 2QY



**Total Area 455 sq m (4,903 sq ft)**  
**Potential for Restaurant/Bar Use – Subject to Planning**

### LOCATION

The property occupies a prominent position at the corner of Church Street/Birley street, and forms part of the prestigious Miller Arcade. Nearby occupiers include Mountain Warehouse, Slaters Menswear, Yates, Waterstones, Subway, etc.

### ACCOMMODATION

The premises are arranged over ground floor and basement, and provide the following approximate net internal floor areas:

Ground floor sales	200 sq m	2,153 sq ft
Basement	255 sq m	2,750 sq ft
<b>Total</b>	<b>455 sq m</b>	<b>4,903 sq ft</b>

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

### RATING ASSESSMENT

The property is entered into the Rating List at Rateable Value £43,750.00.

### LEASE

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

### RENTAL

£47,500.00 per annum.

### VAT

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

### EPC

An Energy Performance Certificate will available in due course.

### LEGAL COSTS

Each party are to be responsible for their own legal costs incurred.

### FURTHER INFORMATION

Please contact: Charles Bell

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Email: charles@morganmartin.co.uk

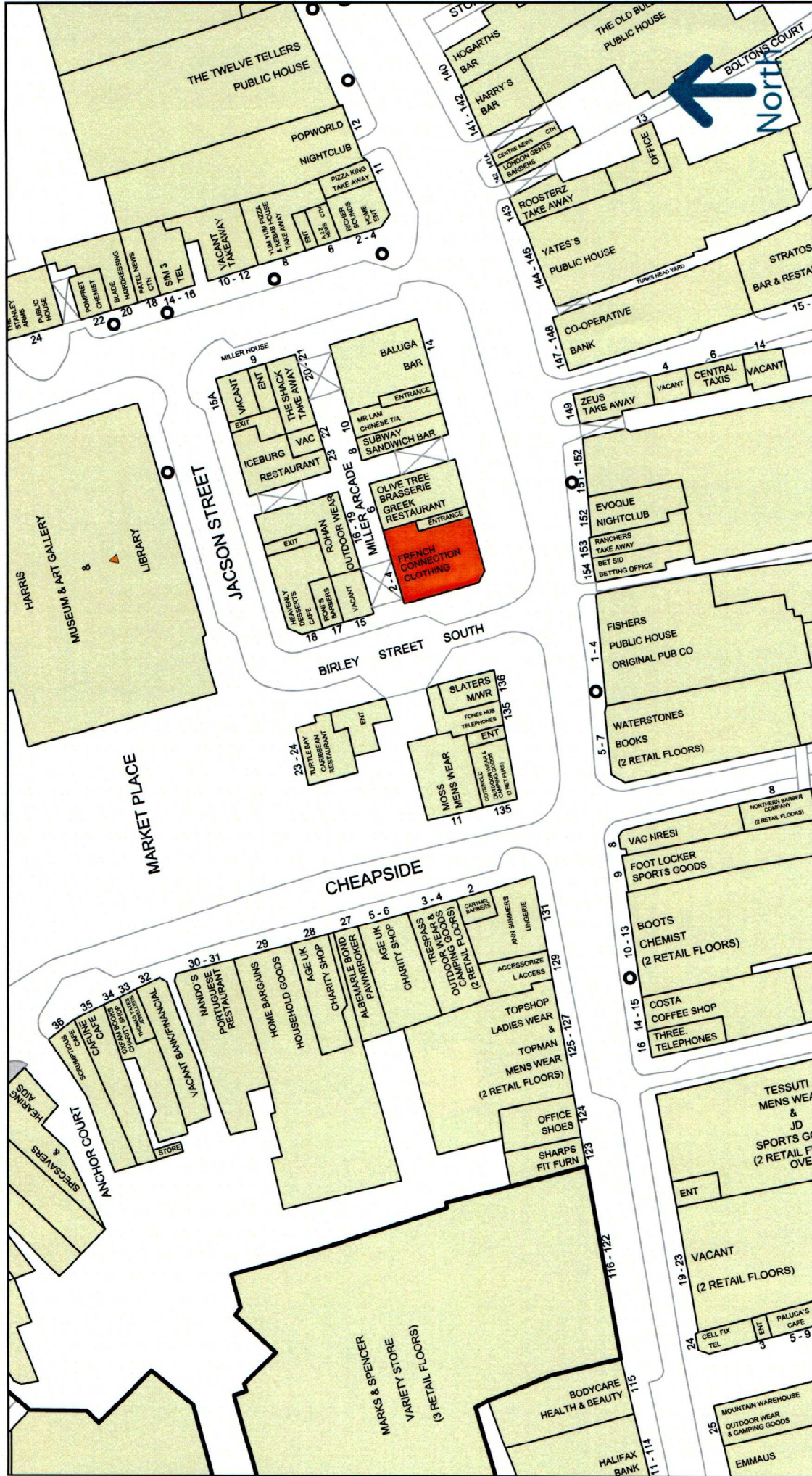
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Regulated by  
  
**RICS**

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





Experian Goad Plan Created: 04/09/2019  
Created By: Morgan Martin

50 metres

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