



RETAIL PREMISES

TO LET

22 LANCASTER
ROAD,
PRESTON,
PR1 1DA

LOCATION

The property is located in a prominent position fronting Lancaster Road within Preston City Centre. The Guildhall lies adjacent with the Miller arcade situated opposite. Retailers within the vicinity include French Connection, Richer Sounds, Rohan Clothing and Subway

DESCRIPTION

The property comprises a four storey, mid terrace retail premises which benefits from the following features:

- Suspended ceiling to ground floor
- Recessed tube lighting
- Laminate flooring
- WC / kitchen facilities
- 5m frontage
- 11m shop depth
- Traditional sash windows
- Intruder / Fire alarms

The upper floors are in need of refurbishment and modernisation.

FLOOR AREAS

Ground Floor:	719 sq ft	66.85 sq m
First Floor:	555 sq ft	51.62 sq m
Second Floor:	568 sq ft	52.82 sq m
Third Floor:	565 sq ft	52.55 sq m
Total:	2,409 sq ft	223.92 sq m

TERMS

The property is available by way of a new full repairing and insuring lease with terms to be agreed.

RENTAL

£15,000 per annum exclusive.

RATES

R.V. £12,500 (2017 list) Estimated Rates Payable £6,300 (2017/2018).

This property may qualify for business rates relief, please contact Preston City Council or visit www.gov.uk/introduction-to-business-rates for further information.

VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL FEES

Each party to be responsible for its own legal costs in connection with the transaction.

VIEWING
Strictly by appointment

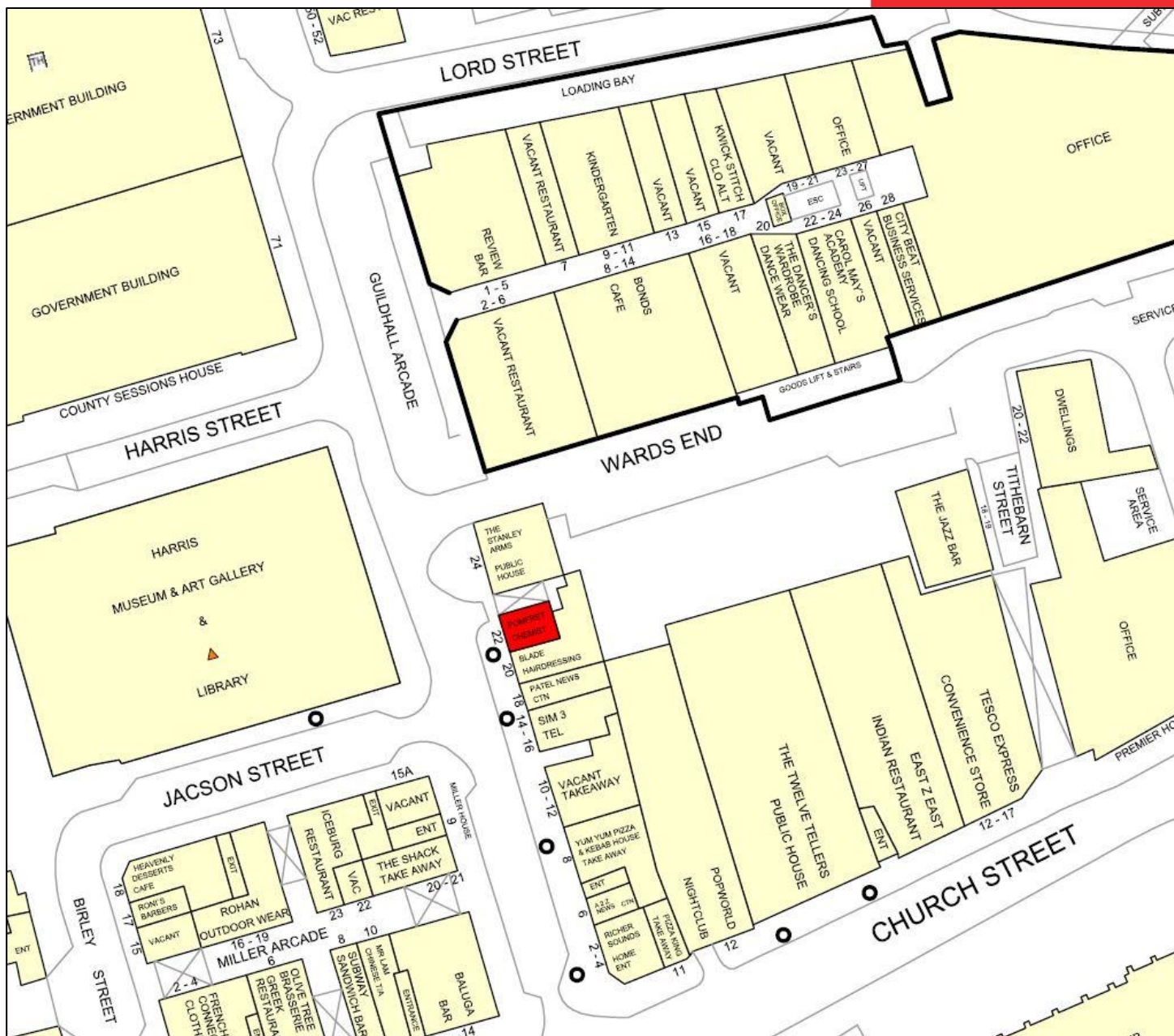
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RETAIL GOAD PLAN

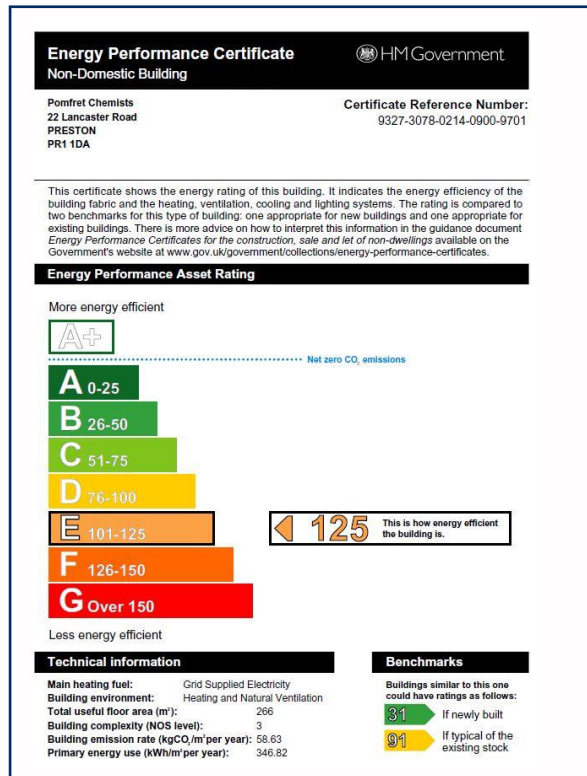


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EPC



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