



Fox St

Ringway, **Central Preston**
PR1 2LH



To Let Leisure / Retail Units in a Prime City Centre Location
From **90 to 1,212 sq m** (970 to 13,046 sq ft)

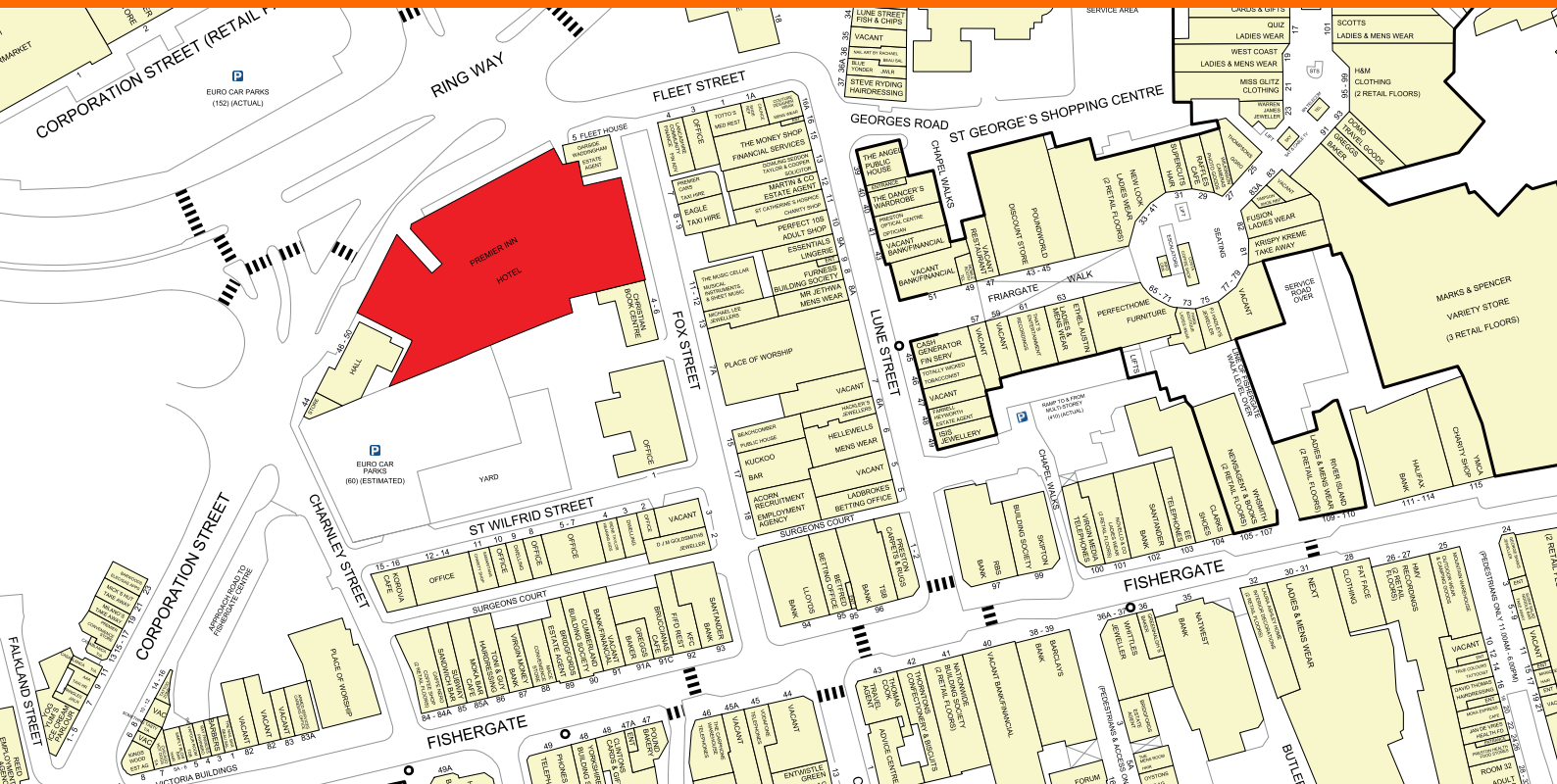
The units are below a successful 140 bedroom Premier Inn hotel and occupy one of the most prominent locations in the city centre

Location

These units are below a successful 140 bedroom Premier Inn hotel and occupy one of the most prominent locations in the city centre, fronting Ringway at its junction with Corporation Street. The units are directly opposite the Corporation Street Retail Park, which includes Aldi, Staples, Poundstretcher and Poundworld and also situated only 100m from the main retail thoroughfare of Fishergate.

The University of Central Lancashire main campus, home to approximately 35,000 students and staff is approximately 200 metres away. This, along with the central railway station provide high volumes of pedestrian flow past the units on a daily basis.

Ringway, Central Preston, PR1 2LH



Accommodation

The units provide the following gross internal floor areas:

Ringway		
Ground Floor	604 sq m	(6,502 sq ft)
First Floor	608 sq m	(6,544 sq ft)
Total	1,212 sq m	(13,046 sq ft)

NB. These floors can be let separately

Fox Street		
Ground Floor	90 sq m	(970 sq ft)

Rental

Ringway		
Ground Floor	£78,000 pax	
First Floor	£67,500 pax	

Fox Street		
Ground Floor	£15,000 pax	



Pudney Shuttleworth
RETAIL & LEISURE PROPERTY CONSULTANTS
0113 3444 444

Richard Shuttleworth
rs@pudneyshuttleworth.co.uk
0113 3444 444 / 07747 008458

Potential Uses

The premises have planning consent for A1, A2, A3 and A4 uses. There is potential for other uses including D2 leisure use, subject to planning.

MORGAN MARTIN

Charles Bell
charles@morganmartin.co.uk
01772 556666 / 07831 312053

Rates

To be assessed upon occupation.

EPC

Available upon request.

Misrep Act - Disclaimer Important notice relating to the Misrepresentation Act 1967 and the Property Misdescriptions Act 1991: Pudney Shuttleworth for themselves and for the Vendors of the property who's Agents they are, give notice that: 1: the particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract; 2: all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3: no person in the employment of Pudney Shuttleworth has any authority to make or give any representations or warranty whatever in relation to this property or the particulars, nor enter into any contract relating to the property on behalf of Wilkinson Williams nor any contract on behalf of the vendors; and 4: no responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. Designed and produced by www.thedesigntaxchange.co.uk Tel: 01943 604500, March 2015.

Subject to contract.