

MORGAN

MARTIN

TO LET

22 Miller Arcade PRESTON PR1 2QA



Retail/Office Premises - 570 sq ft (53 sq m)

LOCATION

Situated within Miller Arcade opposite Baluga and adjacent to IceBurg, with other nearby occupiers including Rohan, French Connection, etc.

ACCOMMODATION

The premises provide the following approximate net internal floor areas:

Ground Floor:	290 sq ft	(27 sq m)
Basement:	<u>280 sq ft</u>	<u>(26 sq m)</u>
Total	570 sq ft	(53 sq m)

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

RATEABLE VALUE

The property is entered into the Rating List at Rateable Value £7,000.00.

LEASE

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

RENTAL

£10,000.00 per annum exclusive.

SERVICE CHARGE

A service charge is levied to cover the cost of maintaining the common parts of the Miller Arcade. Full details available upon request.

VAT

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

LEGAL COSTS

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

FURTHER INFORMATION

Please contact: Charles Bell
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Email: charles@morganmartin.co.uk

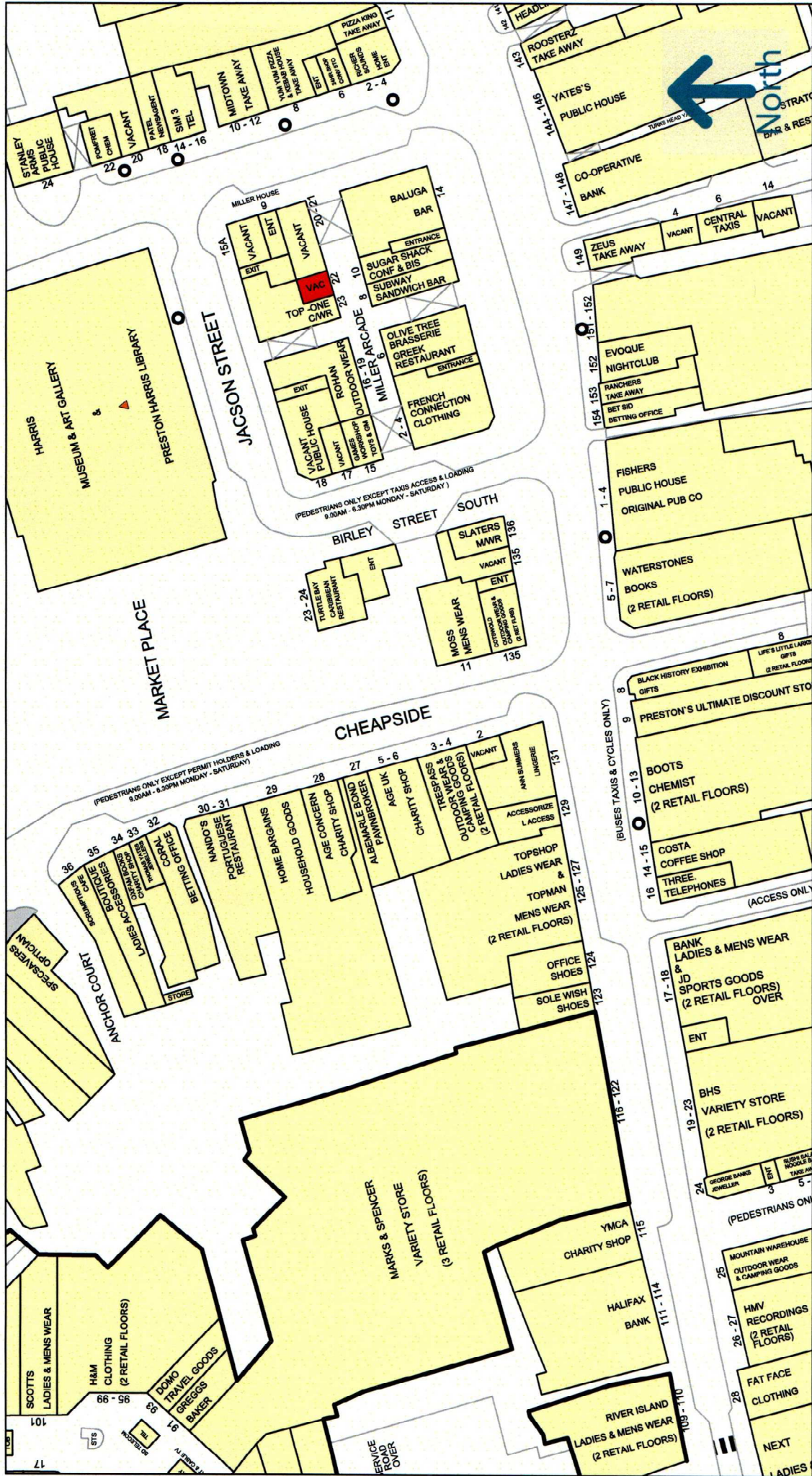
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Regulated by

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: 18/02/2020
Created By: Morgan Martin

50 metres

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