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**TO
LET**



EXTENSIVE RETAIL PREMISES

183.4 m² (1,974 ft²)

**38-40 Moor Lane
Preston
PR1 7AT**

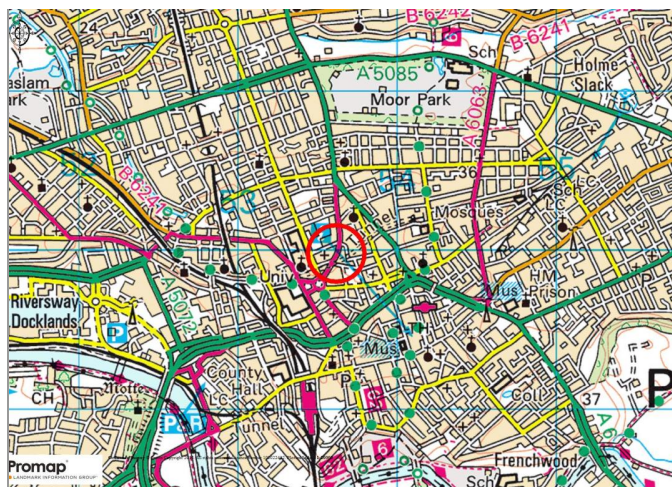
- Situated close to the University of Central Lancashire campus
- Open Plan Sales Accommodation
- Rear Servicing Available
- Former Convenience Store

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Location

The property occupies a reasonably prominent location adjacent to Moor Lane being slightly set back and lower than A5071 which connects the Town Centre (approx. ½ mile distant) to the main A6 which links directly to junction 1 of the M55.

The surrounding area comprises a mix of student accommodation, the University of Central Lancashire campus as well as private residential and other commercial occupiers.

The property is located adjacent to a small retail parade consisting of a barbers shop, speciality convenience store and two takeaways. There is a small amount of on road parking immediately to the front of the property with a larger free car park to the rear accessed via Victoria Street.

Description

The property comprises a semi-detached single storey retail unit of brick elevations with flat felt covered roof, which has been extended in part, to provide a relatively uniform rectangular unit. The internal accommodation provides open plan retail sales with partial glazed return frontage (with external security shutters) and has side and rear stores/staff ancillary.

Loading is available to the rear of the property via Victoria Street car park with a small gated yard area housing the air-conditioning units. The retail area benefits from suspended ceiling with inset lighting, air conditioning units and ceramic tiled floor.

Accommodation

The premises extend to the following approximate net internal areas (NIA):-

	m ²	ft ²
Ground floor sales	138.43	1,490
Rear stores/staff area	44.99	484

Services

We understand that the premises benefit from mains connections to electricity and water.

Rating Assessment

The premises have a Rateable Value of £9,900.

Interested parties should, however, make their own separate enquiries of the local rating authority at Preston City Council (tel. 01772 906972).

Planning

We understand that the premises benefit from a planning use within Class A1 (shops) of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are recommended to make their own enquiries of the planning department at Preston City Council (tel. 01772 906912).

Tenure

The premises are available by way of an existing lease expiring on 31st December 2026 at a current passing rent of £12,500 per annum exclusive. There is a tenant only break option on the 1st January 2022.

The premises are available by way of an assignment or sub lease on terms to be agreed.

Photographs and Plans

All photographs and plans provided within these particulars are indicative and for information purposes only and should not be relied upon.

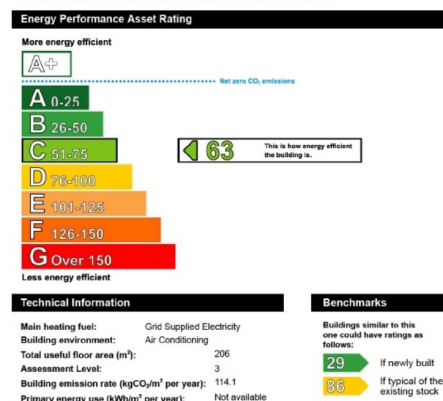
VAT

All rentals are quoted of, but may be liable to, VAT at the standard rate.

Energy Performance Certificate



This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.



Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Enquiries

Via joint agents:

Eckersley

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