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**TO
LET**



ATTRACTIVE RETAIL PREMISES

142 m² (1,529 ft²) — 323 m² (3,480 ft²)

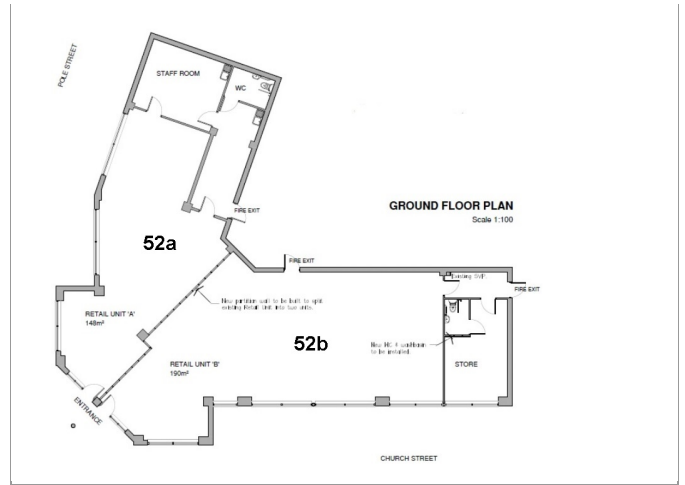
**52 Church Street
Preston
PR1 3DH**

- Available as a whole or in part
- Suitable for a variety of uses
- Adaptable open plan accommodation

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Location

The property is situated at the junction of Church Street and Percy Street on the edge of Preston City Centre and close to the city's main retail core.

The premises are within easy reach of the city's main bus station and benefit from a high level of passing vehicular traffic along Church Street which provides a main route out of the city centre to the east.

Description

The premises comprise a self-contained ground floor retail unit benefiting from an extensive return frontage to both Percy Street and Church Street.

The accommodation is presently sub-divided to form two separate retail units, each benefiting from WC facilities to the rear and dedicated entrances from the front. The premises are however, also available as a whole. In addition, there are three designated car parking spaces to the rear of the property.

Accommodation

The property extends to the following approximate net internal areas (NIA):

	m ²	ft ²
52a Church Street	142	1,529
52b Church Street	184	1,981
As a whole	323	3,480

Services

It is understood the premises benefit from connections to mains electricity, water and drainage.

Rating Assessment

The premises currently have the following rating assessments:

52a Church Street £6,500

52b Church Street £9,500

Interested parties should, however, make their own enquiries of Preston City Council on (01772) 906972.

Planning

The premises benefit from an established use classification within Class A1 (retail shops) of the Use Classes Order 1987 (as amended).

Interested parties are, however, advised to make their own enquiries of the Local Planning Authority, Preston City Council on (01772) 906912.

Tenure

The premises are available by way of new effective full repairing and insuring lease(s) for a term to be agreed.

Asking Rentals

52a Church Street	£9,000 per annum
52b Church Street	£11,000 per annum
As a whole	£17,000 per annum

Service Charge

A service charge contribution may be payable towards the upkeep and maintenance of the development.

Energy Performance Certificates

Both Units have an EPC rating of "C", copies of the EPC's are available upon request or can be found on the EPC Register under the following references:

52a Church Street

9356-3081-0315-0900-5421

52b Church Street

0492-2419-2030-5100-2103

Photographs and Plans

Any photographs and plans incorporated within these particulars are provided for identification purposes only and should not be relied upon.

VAT

Rentals are quoted exclusive of, but may be subject to, VAT at the standard rate.

Enquiries

Strictly by appointment with the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk