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**TO LET
(MAY SELL)**



CITY CENTRE OFFICES

120.5 m² (1,297 ft²)

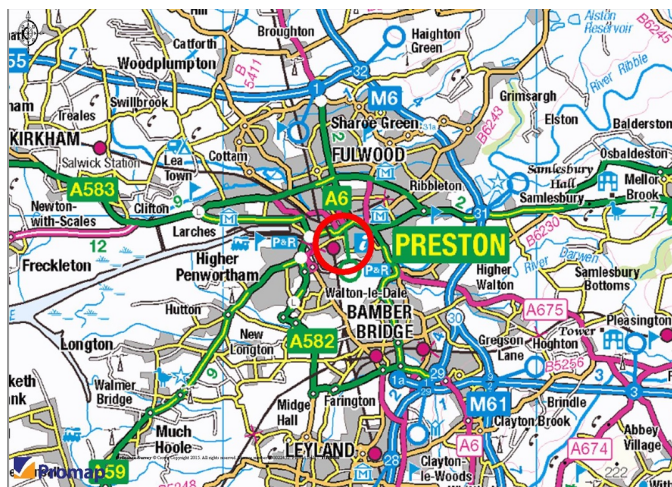
**18 Ribblesdale Place
Preston
Lancashire
PR1 3NA**

- Self-contained accommodation
- City centre location
- Attractive position

www.eckersleyproperty.co.uk

Preston office **T** | 01772 883388
 Starkie Court **F** | 01772 881602
 13 Starkie Street **E** | preston@eckersleyproperty.co.uk
 Preston
 PR1 3LU

Lancaster office **T** | 01524 60524
 Castle Chambers **F** | 01524 381477
 China Street **E** | lancaster@eckersleyproperty.co.uk
 Lancaster
 LA1 1EX



Location

The subject premises benefit from an attractive dual aspect being situated fronting Ribblesdale Place at its' junction with Winckley Square in the centre of Preston. Winckley Square is the main professional business district within the City.

Preston Railway and Bus Stations are in close proximity as is the main retail thoroughfare of Fishergate.

Description

The premises comprise a three story self-contained property benefiting from timber framed sash windows to both front and side elevations.

Internally, the building provides an attractive entrance hallway with office accommodation over ground, first and second floors.

Ancillary storage accommodation is provided within the basement together with kitchen and WC facilities whilst an additional disabled compliant WC facility is located on the ground floor.

Accommodation

The subject premises extend to the following approximate net internal areas:-

	m ²	ft ²
Ground floor	40.13	432
First floor	40.41	435
Second floor	39.95	430
Total NIA	120.49	1,297
Basement storage	28.15	303

Services

The premises have mains service connections to gas, electricity, water and drainage and benefit from gas fired central heating throughout.

Rating Assessment

The premises currently have a rating assessment of £8,400. Prospective occupiers may therefore be eligible for small business rate relief.

Interested parties are, however, advised to make their own enquiries with Preston City Council (tel. 01772 906972).

Planning

We understand that the property has a permitted use within Class B1(a) of the Use Classes Order 1987 (As Amended).

Interested parties should, however, make their own enquiries of the Local Planning Authority Preston City Council (tel. 01772 906912).

Tenure

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

Consideration may also be given to a sale of the freehold.

Asking Rental

Offers in the region of £12,000 per annum, exclusive.

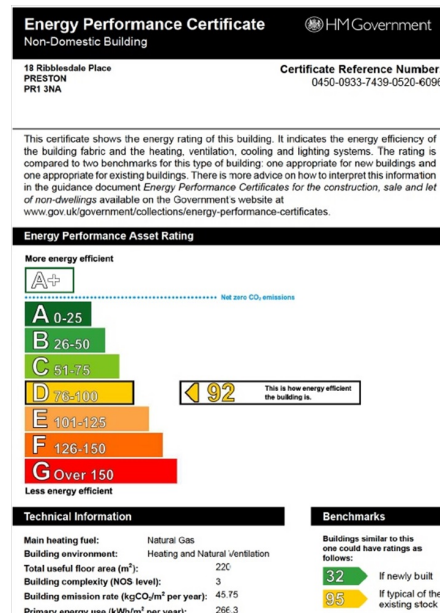
Photographs and Plans

All photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

VAT

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

Energy Performance Certificate



Legal Costs

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

Enquiries

Via joint agents:

Eckersley

Contact: Mary Hickman
 Tel: 01772 883388
 Email: mh@eckersleyproperty.co.uk

Mason Owen

Contact: Louis Holt
 Tel: 0151 242 3145
 Email: louis.holt@masonowen.com