

Prime Retail Space Available
An amazing opportunity awaits...

TO LET

PRESTON, QUEEN ST/ LONDON RD - PR1 4HH

Prominent Location Available

UNITS FROM 1800 ft²



Adjacent to the largest tile, bathroom, and kitchen showroom in the U.K. **ROCCIA**

Location

A fantastic opportunity for an occupier to secure premises in an extremely busy and high profile location at the junction of Queen Street and London Road, adjacent to occupiers including Roccia, Costa Coffee, Aldi, Iceland, Smyths Toys and The Range.



On site free parking with over 300 parking places available at the retail park

.....Accommodation.....

Unit 1

1,800 ft² (167 m²)

Unit 2

1,800 ft² (167 m²)

Rental

Upon application.

Lease

A new full repairing and insuring lease for a term of 10 years with an upward only rent review at the end of the 5th year of the term.

VAT

The rent will be subject to VAT at the prevailing rate.

EPC

An Energy Performance Certificate will be available in due course.

Legal Costs

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

Specification

The units will be handed over as a shell with a shopfront

Situated on the outer ring of the Preston City Centre

Potential Users

The unit has planning consent for **A1** retail together with **A3** restaurant.

Please note that the sale of alcohol will not be permitted.

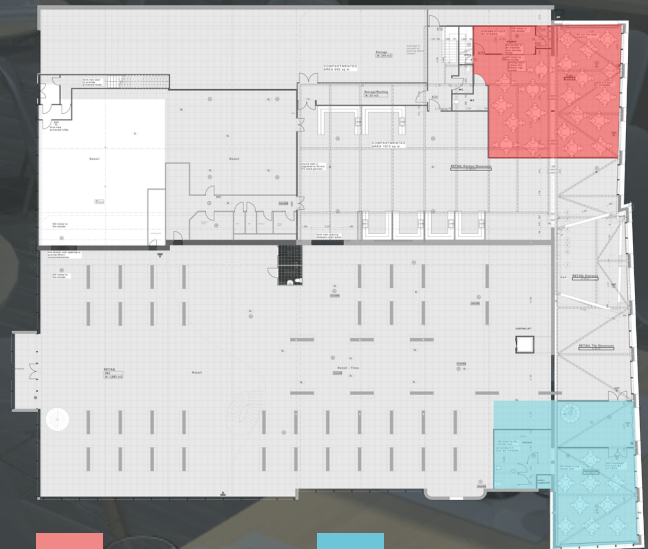


Further Enquiries

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Unit 1



Unit 2

Misrepresentation

These particulars are believed to be correct but their accuracy is not guaranteed and do not form any part of any contract.