

PRESTON (PR1 2JA)

LIME HOUSE LOWTHIAN STREET

GROUND FLOOR SHOP TO LET



LOCATION

The property occupies a busy trading location in Preston city centre close to the Market Hall. The balance of the ground floor area is occupied by **Iceland** and other retailers nearby on Orchard Street include **Greggs**, **Coral**, **Greenhalgh's** and **Card Factory**.

DESCRIPTION

The property comprises a large ground floor retail unit suitable for a variety of uses. The entrance to the sales accommodation is through a lobby shared with Iceland. Servicing is available from a rear loading yard.

ACCOMMODATION

The premises provide the following approximate area:-

ACCOMMODATION	METRIC	IMPERIAL
Ground Floor	1,004 sq m	10,800 sq ft

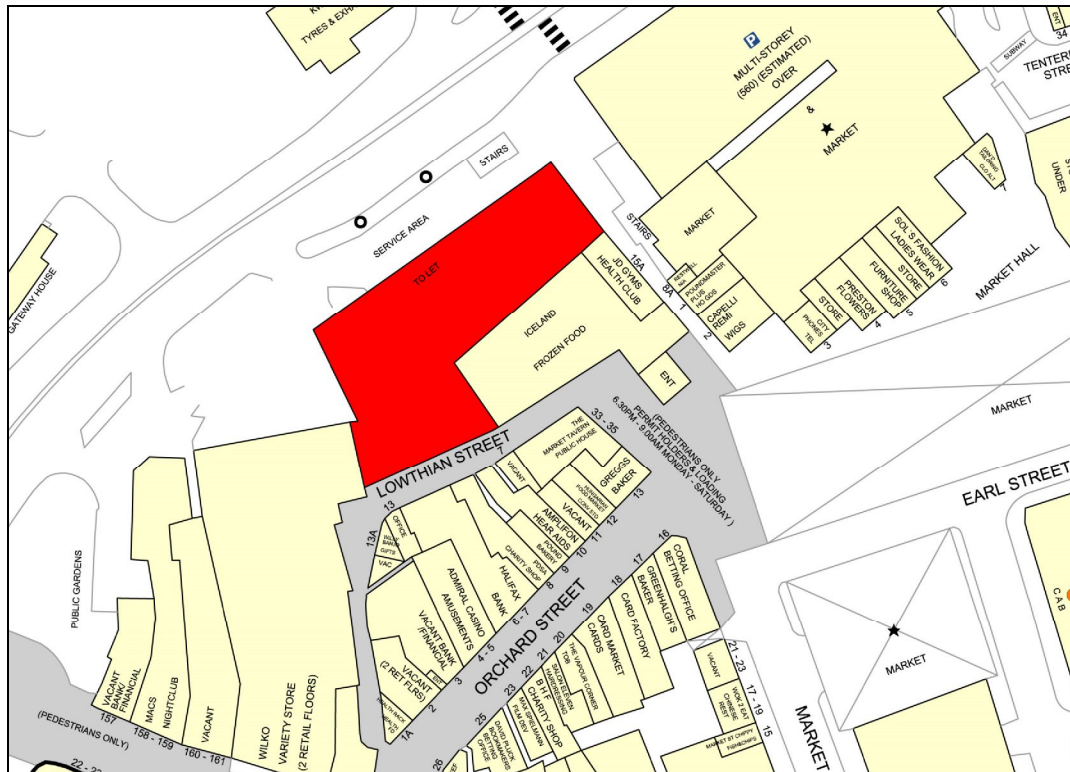
**mason
owen**

property consultants

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GROUND FLOOR LIME HOUSE LOWTHIAN STREET



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TERMS

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

Upon Application.

LEGAL COSTS

Each party to be responsible for their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

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An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

RATES

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:-

Rateable Value 2017	£58,500
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For Rates Payable information interested parties are advised to visit www.gov.uk/correct-your-business-rates

Mason Owen gives no warranty that the values supplied or estimates of liability are accurate. Incoming tenants should rely on their own enquiries with the Local Rating Authority.

VAT

All prices, outgoings and rentals are quoted free of, but may be liable to, VAT.

VIEWING

All arrangements to view the premises are strictly by prior arrangement with the Liverpool office of Mason Owen.

Contact Gary Turner
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SUBJECT TO CONTRACT details produced September 2017

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