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**TO
LET**



SUPERB RETAIL OPPORTUNITIES

27 m² (291 ft²) — 92 m² (990 ft²)

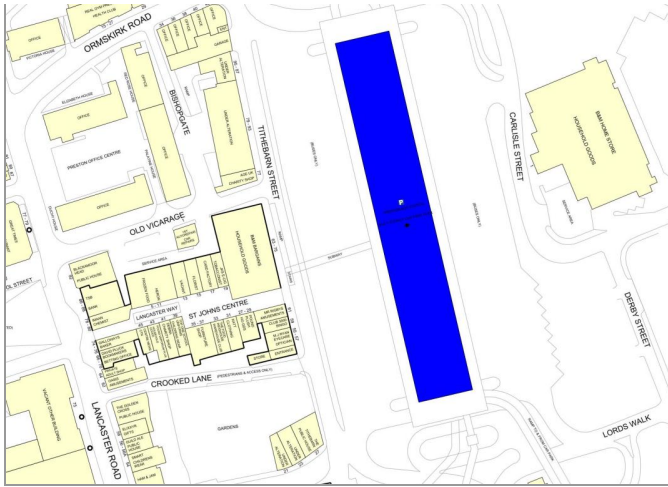
**Retail Units within
Preston Bus Station
Tithebarn Street
Preston
PR1 1DJ**

- Excellent Trading Position
- Situated Within Preston's Newly Redeveloped Bus Station
- Suitable For A Variety Of Uses

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Location

Preston's Grade II Listed central bus station is currently undergoing a multi-million pound redevelopment programme which will see major improvements to the main concourse as well as the creation of an attractive new public space and the new Preston Youth Zone offering a range of activities for young people.

The interchange is situated in the heart of the city between Tithebarn Street and Carlisle Street and close to the Ringway (A59). The city's main retail areas centred around Fishergate and Friargate are located in close proximity. The bus station also accommodates an on-site multi-storey car park offering approximately 600 parking spaces which is open 24 hours a day.

Description

The available retail accommodation is situated at the heart of the bus station concourse and will have undergone full refurbishment prior to occupation. The units will be ready for immediate tenant fit-out and units 5 and 6 will offer self-contained WC facilities.

Each unit will benefit from a mains electricity supply and units 5 and 6 will also have connections to water and drainage.

Available Accommodation

Unit	m ²	ft ²
4	27	291
5	92	990
6	67.5	727

Planning

We understand that the available units will benefit from a permitted use within Class A1 (retail shops) although they may prove suitable for a variety of uses subject to securing any necessary consent.

Interested parties should make their own enquiries of Preston City Council (tel: 01772 906912).

Tenure

The units will be available by way of new effective full repairing and insuring leases for a term of years to be agreed.

Service Charge

A service charge will be payable towards the common areas and services provided by the landlord. This will be a fixed contribution subject to annual increase in line with the relative uplift in the Retail Prices Index over the period.

Asking Rentals

In excess of £20 per ft² per annum.

Photographs and Plans

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

VAT

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

Expressions of Interest Invited

To discuss your interest in this exciting opportunity further please contact Eckersley on (01772) 883388.

Layout Plan

