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TO
LET



RETAIL/TRADE COUNTER PREMISES WITH PARKING

274 m² (2,949 ft²)

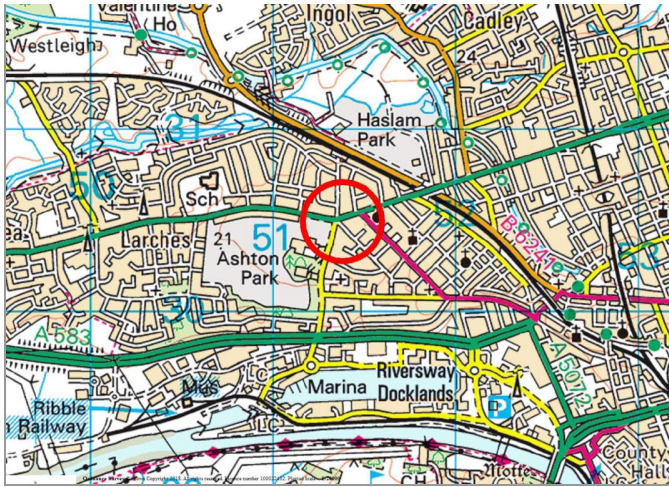
Unit 3
535-537 Blackpool Road
Ashton
Preston
PR2 1EQ

- Prominent location
- Excellent catchment near established local centre
- 7 allocated car parking spaces with potential for additional spaces
- Alternative uses S.T.P.

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Location

The premises are situated in a very prominent corner location at the traffic lighted cross road junction of Blackpool Road (A5085) and Pedders Lane. Blackpool Road forms part of Preston's main northern distribution road linking via the A59 to Junction 31 of the M6 motorway to the east and via the A583 to Blackpool in the west.

The site lies within a densely populated local centre approximately 2 miles North West of Preston City Centre.

Description

A predominantly single storey development providing 3 self contained retail units together with associated car parking.

Unit 1 is occupied by Wynsors Shoes whilst Unit 2 is let to Barnardos.

Unit 3 provides accommodation over 2 levels being previously occupied as a trade counter.

The property offers potential for alternative uses S.T.P.

Accommodation

The floor areas have been estimated as follows:-

	m ²	ft ²
Ground floor	140	1,507
First floor	134	1,442
Total	274	2,949

Externally 7 allocated car parking spaces are provided with potential for an additional 2 spaces on informal terms.

Services

Mains electricity, water and drainage are connected to the premises.

Rating Assessment

The property has a current Rateable Value of £23,000.

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

Planning

Unit 3 benefits from planning consent for an A1 retail use (with restrictions).

The unit may be suitable for alternative uses subject to securing planning permission. Interested parties should, however, make their own enquiries of the Local Planning Authority Preston City Council (tel. 01772 906912).

Terms

The unit is available leasehold by way of a new full repairing lease for a term of years to be agreed.

Rent

£23,000 per annum, exclusive

Service Charge

A service charge will be levied to cover the car park maintenance and any other costs associated with the general maintenance and upkeep of the common areas.

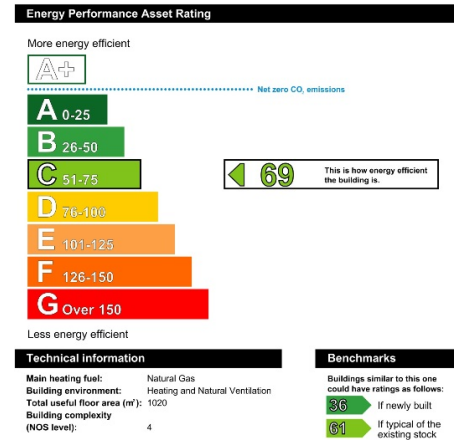
Legal Costs

Each party will be responsible for their own legal fees incurred in the preparation of a new lease.

Energy Performance Certificate

Energy Performance Certificate HM Government
 Non-Domestic Building
 535-537, Blackpool Road
 Ashton-on-Ribble
 PRESTON
 PR2 1EQ
 Certificate Reference Number:
 0502-9328-3630-2490-2803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbc.



VAT

All rents quoted herein will be subject to VAT at the prevailing rate.

Enquiries

Strictly by appointment with the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson / Fiona Warren

Email: mac@eckersleyproperty.co.uk / fw@eckersleyproperty.co.uk