



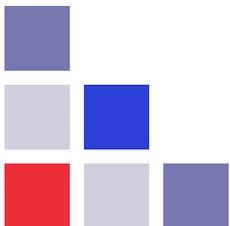
Church Street

Commercial Retail

Preston PR1 3BS

Hazelwells Commercial offer to let this modern retail unit located in Preston City Centre. The premises extends to approximately 460sqft (43 sqm) plus basement storage of 289 sqft (26 sqm) and offers excellent modern business accommodation with corner windows. The property is well situated for local bus services, shops, supermarkets and other local amenities and is a short walk to Fishergate, bus station and train station. A purpose built retail unit with accommodation briefly comprising ground floor sales room/office with main road frontage, toilet facilities and basement storage. Suitable for retail or office use; barbers, florist, clothing or similar

£550pcm + VAT



Hazelwells
sales & lettings

Ground floor retail space
11.65m x 3.68m (43sqm)

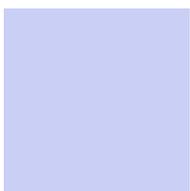
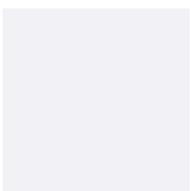
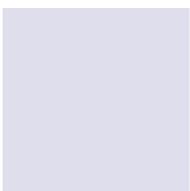
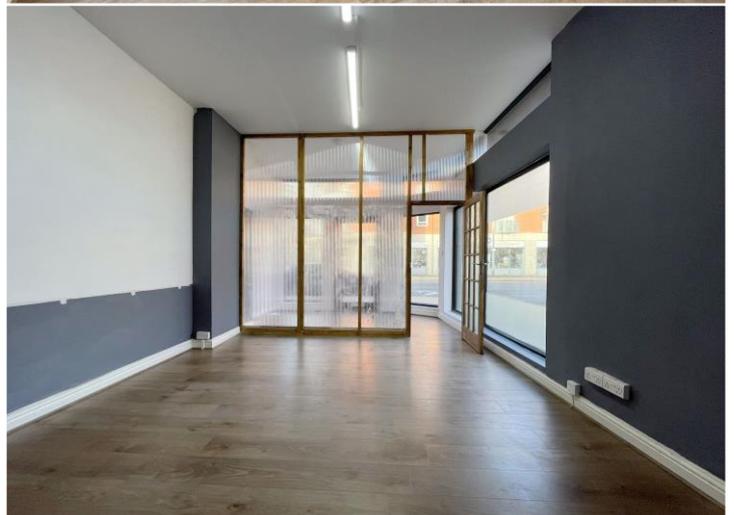
WC

Basement storage
26.9 sqm

Planning: The premises are considered suitable for a wide variety of uses subject to planning permission. Prospective Tenant are advised to make their own enquiries of Preston City Council's Planning Department on 01772 906581.

Lease: The unit is available by way of a new full repairing and insuring lease subject to an upward only rent review for a term of years to be agreed.

Rent: £6600.00 per annum (subject to VAT)



Rating assessment: As per the Valuation Office Agency website: SHOP AND PREMISES with a Rateable Value of £5600.00 This property may be entitled to 100% rate relief dependant on circumstance.

All interested parties are, however, advised to make their own enquires of Preston City Council Rating Department on 01772 906972.

VAT All rents and prices quoted are subject to the addition of VAT at the prevailing rate.

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

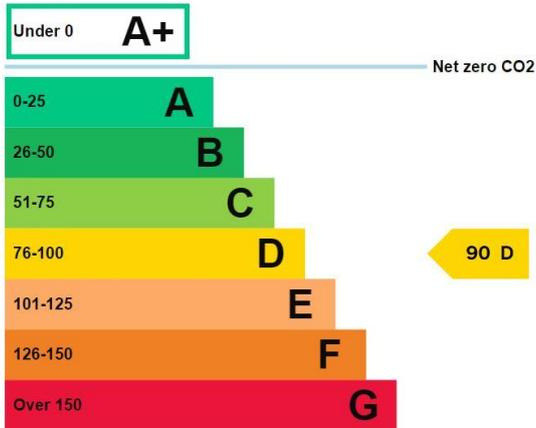
Viewings: By Appointment strictly through Hazelwells 01772 823050

If you are thinking of selling or renting your property why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.



Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.