



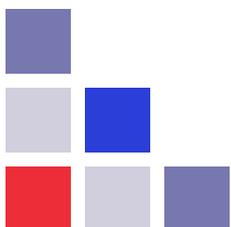
# Mount Street

**COMMERCIAL**

Preston PR1

Hazelwells Commercial offer to let this well presented Office premises situated in Preston City Centre, just off Winckley Square. The premises extends to approximately 5200 sqft (480 sqm) over lower ground, ground floor and first floor. The accommodation comprises entrance with stairwell access, offices, wc's. Would suit a variety of trades looking for office or studio space. Located in the city centre, walking distance to the Train & Bus station with good access for M6/M55/M65/M62 motorway links.

## Monthly Rental Of £5,250



**Hazelwells**  
sales & lettings

Lower Ground floor Net approx. 1851sqft (172 sqm)

Ground Floor approx. 1885 sqft (175 sqft)

First Floor approx. 1065sqft (99 sqm)

( MAY SPLIT )

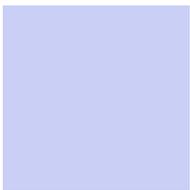
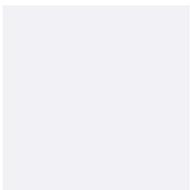
Lease: A new lease to be granted for a number of years to be negotiated, call for details.

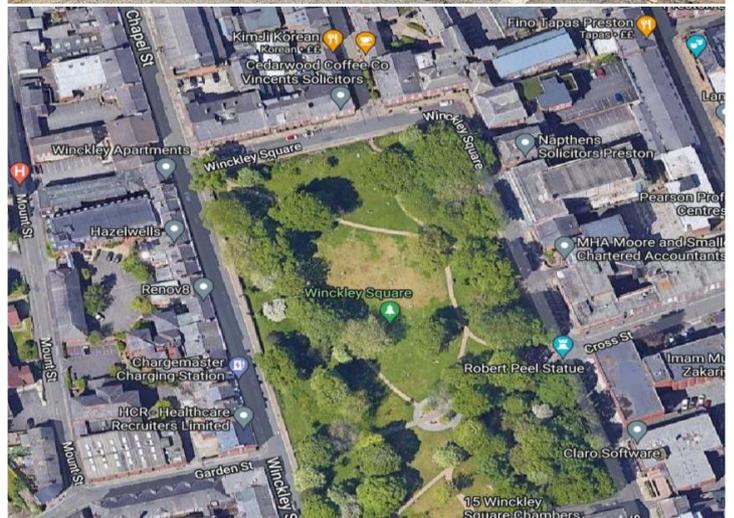
Rent: £63,000 per annum Fully repairing & insuring lease

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

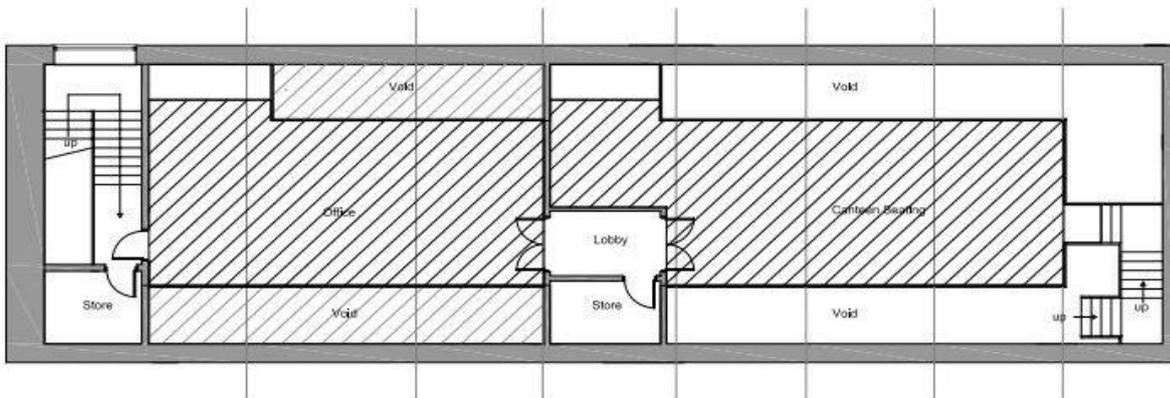
Legal Cost: TBC

Viewings: Available by appointment with Hazelwells.

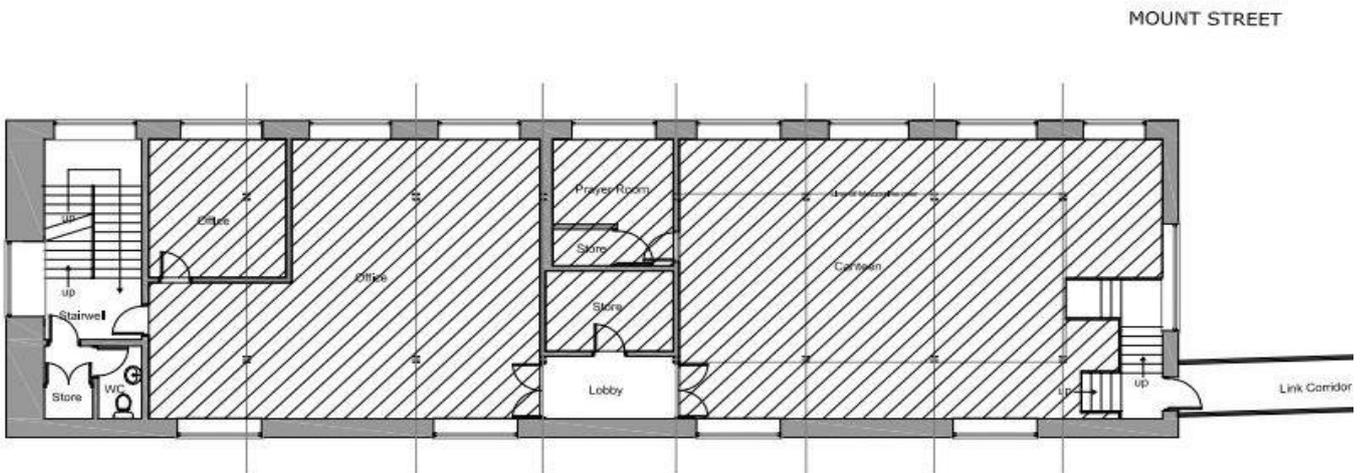




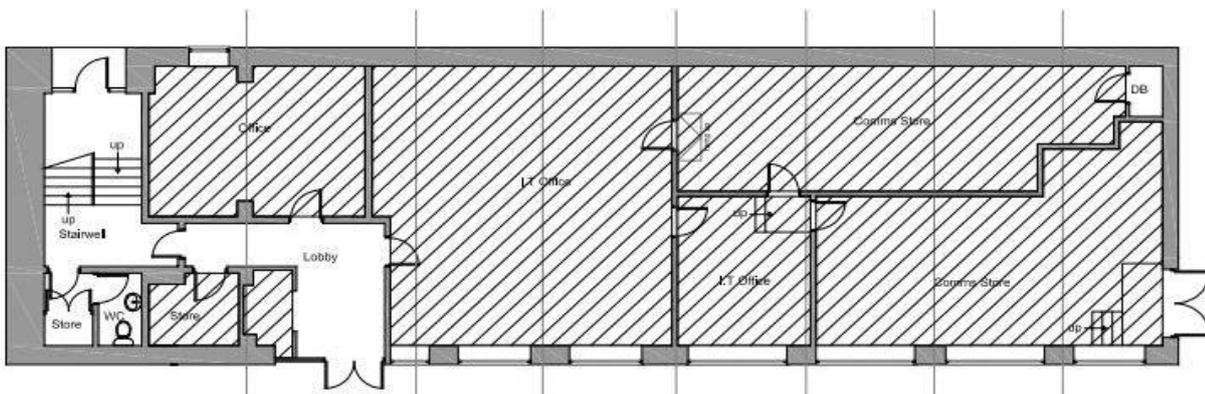
If you are thinking of selling or renting your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. PROPERTY MISDESCRIPTIONS: The agent has not tested any apparatus, equipment, fixtures 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.



Existing First Floor Plan Scale 1:100 (Net Internal Area - 99m<sup>2</sup>)



Existing Ground Floor Plan Scale 1:100 (Net Internal Area - 175m<sup>2</sup>)



Existing Lower Ground Floor Plan Scale 1:100 (Net Internal Area - 172m<sup>2</sup>)