

TO LET



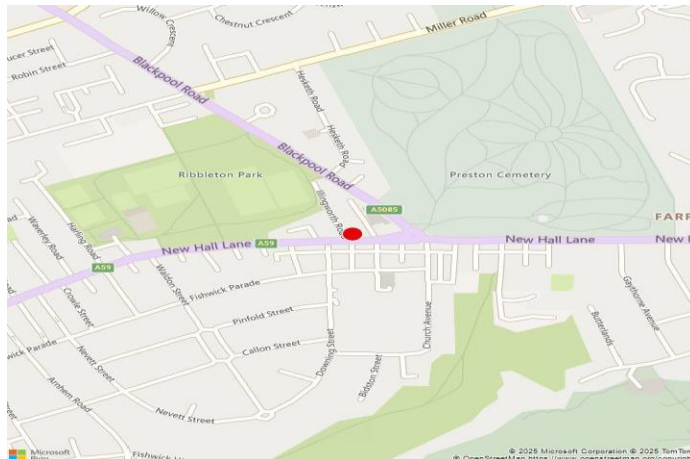
383/389 New Hall Lane, Fishwick, Preston PR1 4SY

Showroom Premises

2,295 Sq Ft (213.2 Sq M)

- Spacious Open Plan Accommodation
- Prime Position east of Preston
- Adjacent to United Carpets
- Use Class E
- Dedicated Parking





Location

The subject property is located a prime main road location fronting the A59 New Hall Lane, which connects Preston City Centre with Junction 31 of the M6. The property lies close to the junction with Blackppol Road, on the northern side of New Hall Lane, close to traders such as United Carpets and Premier C Store.

FISHWICK, a township in Preston parish, Lancashire; on the river Ribble, 1½ mile E of Preston, benefitting a strategic location affording easy access to the region's motorway network via the M6 motorway

Description

The subject comprises a ground floor self-contained pavement fronted showroom that benefits from full retail display frontage and dedicated parking for 7 vehicles. Internally, the accommodation is predominately to an open plan layout benefiting an area to the rear with stud partition which provides storage, staff areas, office and welfare facilities.

The present fit out could be adapted to suit an alternative users requirements. The property currently benefits suspended ceiling with AC and ventaltion system. The property is considered suitable for retail uses and also service providers.

We understand water, electric and drainage mains services are connected to the property.

ACCOMMODATION	SQ.FT.	SQ.M.
Ground Floor Retail	345	32
Ground Floor Ancillary	1,950	181.2
TOTAL	2,295	213.2

Asking Rent

£35,000 per annum exclusive.

Lease Terms

By way of a new Full repairing and insuring lease and terms to be negotiated

Business Rates

Rateable Value: £19,000

EPC

The property has an energy performance certificate with a rating of B-27.

VAT

All prices quoted are exclusive of, and elected for VAT at the prevailing rate.

Legal Costs

Each party to be responsible for own legal costs incurred in this transaction.

Viewing & Further Information

If you would like to view this property or would like further information, please contact the Sole Agents:

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