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**eckersley**  
incorporating Irvine Taylor

**TO  
LET**



## GROUND FLOOR RETAIL UNIT

58.3 m<sup>2</sup> ( 628 ft<sup>2</sup> )

**184 Tulketh Brow  
Ashton  
Preston  
PR2 2JJ**

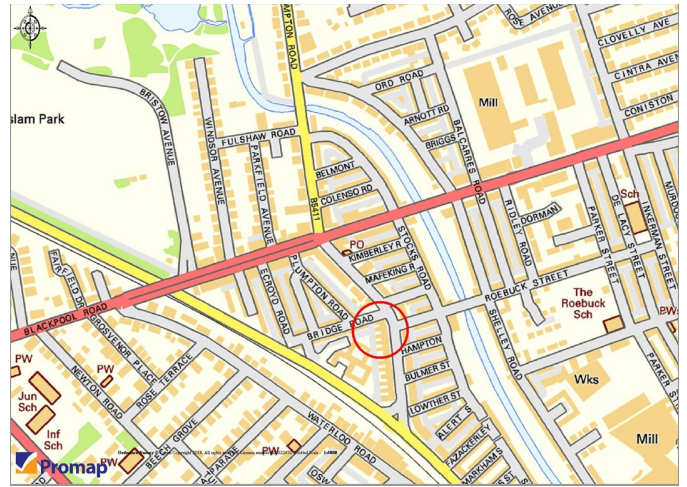
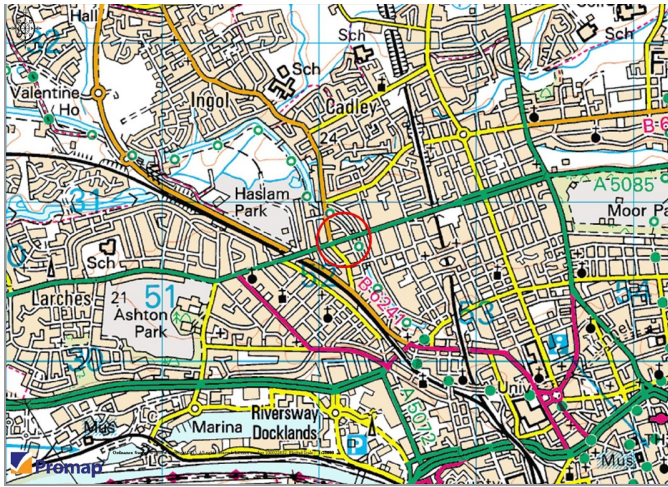
- Prominently situated fronting Tulketh Brow
- Suitable for a variety of uses

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)



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## Location

The premises are located in a visible position fronting Tulketh Brow on the edge of the Lane Ends District Centre approximately 1 mile to the north west of Preston City Centre.

Lane Ends accommodates a varied range of both national and independent retailers and service providers.

Nearby occupiers include The Post Office, Serious Scootering and Martins Funeral Directors.

## Description

The subject premises comprise the ground floor of a two-storey mid-terraced property of conventional brickwork construction beneath a pitched slate roof covering.

Internally, the ground floor provides a self-contained lock-up retail unit which is presently laid out to provide a sales area to the front leading into a kitchen facility and through into the rear extension which provides additional usable accommodation.

The premises are fitted internally to a good standard benefiting from timber flooring, papered/painted walls and a suspended ceiling incorporating Category II light fittings to the front sales area.

Externally, the property has the additional benefit of an enclosed secured rear yard.

## Accommodation

The premises extend to an approximate net internal area of 58.32 m<sup>2</sup> (628 ft<sup>2</sup>).

## Services

We believe that the subject premises benefit from mains connections to gas, electricity, water and drainage.

## Rating Assessment

The premises have a Rateable Value of £4,500.

Prospective occupiers may therefore be eligible for small business rate relief.

Interested parties should, however, make their own enquiries of the local rating authority at Preston City Council (tel. 01772 906972).

## Planning

The premises currently have a permitted use under Class A1 (retail shops) of the Use Classes Order 1987 (as amended).

Interested parties should however make their own enquiries of the local planning authority at Preston City Council (tel. 01772 906912).

## Tenure

The premises are available by way of a new lease on an effective Full Repairing and Insuring basis for a term of years to be agreed.

## Rental

£8,000 per annum, exclusive.

## Photographs and Plans

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

## Legal Costs

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

## Energy Performance Certificate

**Energy Performance Certificate** Non-Domestic Building

The Beehive  
 184 Tulketh Brow  
 Ashton-on-Ribble  
 PRESTON  
 PR2 2JJ

Certificate Reference Number:  
 0950-4942-0333-7190-1074

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

A+

A 0-25  
 B 26-50  
 C 51-75  
 D 76-100  
 E 101-125  
 F 126-150  
 G Over 150

Less energy efficient

**55** This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Natural Gas  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 57  
 Building complexity (NOS level): 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 97.3  
 Primary energy use (kWh/m<sup>2</sup> per year): 572.24

**Benchmarks**

Buildings similar to this one could have ratings as follows:

23 If newly built  
 67 If typical of the existing stock

## VAT

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

## Enquiries

By appointment with the sole agents:-

### Eckersley

Telephone: 01772 883388  
 Contact: Mary Hickman  
 Email: [mh@eckersleyproperty.co.uk](mailto:mh@eckersleyproperty.co.uk)