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**TO LET  
(MAY SELL)**



## RETAIL/OFFICE PREMISES

85.9 m<sup>2</sup> ( 924 ft<sup>2</sup> )

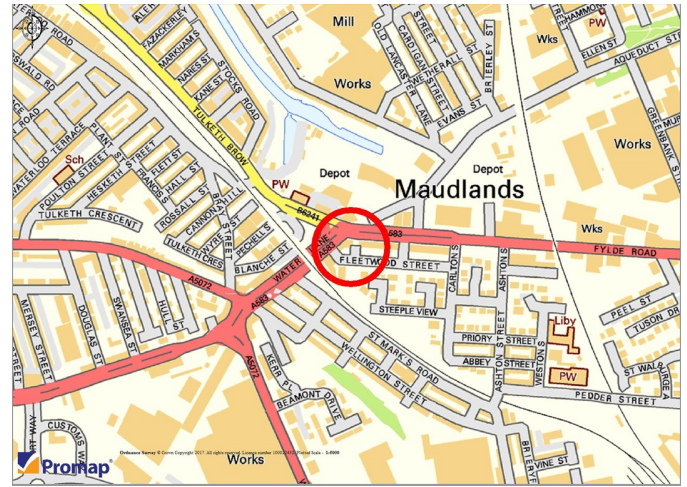
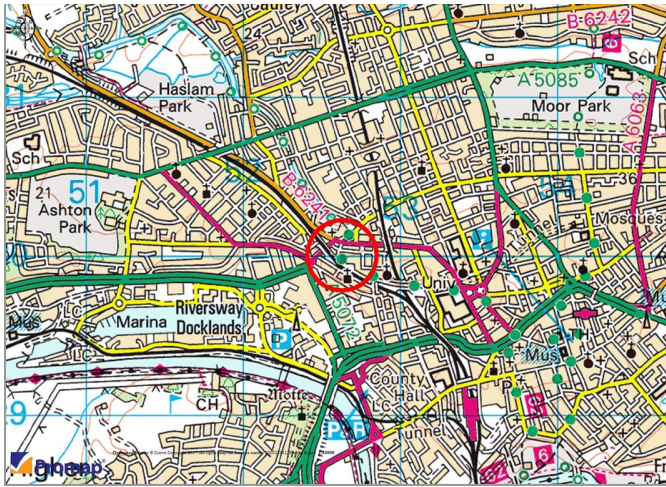
301 Fylde Road  
Ashton on Ribble  
Preston  
PR2 2NH

- Highly visible position
- Suitable for a range of uses
- Extensive frontage to busy A583

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## Location

The premises are prominently situated fronting Fylde Road (A583) at its junction with Water Lane and Tulketh Brow approximately 1 mile to the north west of Preston City Centre.

Fylde Road is a busy vehicular route linking the city centre out towards the Fylde coast.

## Description

The premises comprise a two-storey, mid terraced property providing predominantly open plan retail/office accommodation over ground and first floors. A ground floor rear extension accommodates kitchen and WC facilities.

The premises benefit from an extensive glazed display frontage to Fylde Road with roller shutters.

The premises were previously used as an accountant's office but may be suitable for a variety of uses.

## Accommodation

The premises extend to the following approximate net internal areas (NIA):-

	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	46.27	498
First floor	39.58	426
<b>Total</b>	<b>85.85</b>	<b>924</b>

## Services

We understand that the premises benefit from mains electricity, gas, water and drainage.

## Rating Assessment

The premises have a Rateable Value of £5,100. 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 A2 (Financial and Professional Services) of the Use Classes Order 1987 (as amended) but are also suitable for retail purposes within Class A1 (retail shops).

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 to let by way of a new full repairing and insuring lease, terms to be agreed. Alternatively our client will consider a sale of the premises.

## Asking Rental

£7,800 per annum (£150 per week).

## Asking Price

Offers in the region of £90,000.

## 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.

## VAT

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

## Energy Performance Certificate

**Energy Performance Certificate** Non-Domestic Building

301 Fylde Road  
 Ashton-on-Ribble  
 PRESTON  
 PR2 2NH

Certificate Reference Number:  
 9900-7919-0399-0320-4034

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

**98** 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>): 83  
 Building complexity (NOS level): 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 117.06  
 Primary energy use (kWh/m<sup>2</sup> per year): Not available

**Benchmarks**

Buildings similar to this one could have ratings as follows:

**25** If newly built  
**73** If typical of the existing stock

## Enquiries

Via joint agents:

### Eckersley

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### HDAK

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