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TO
LET



PROMINENT RETAIL PREMISES

176 m² (1,900 ft²)

45 Blackpool Road
Ribbleton
Preston
PR2 6BU

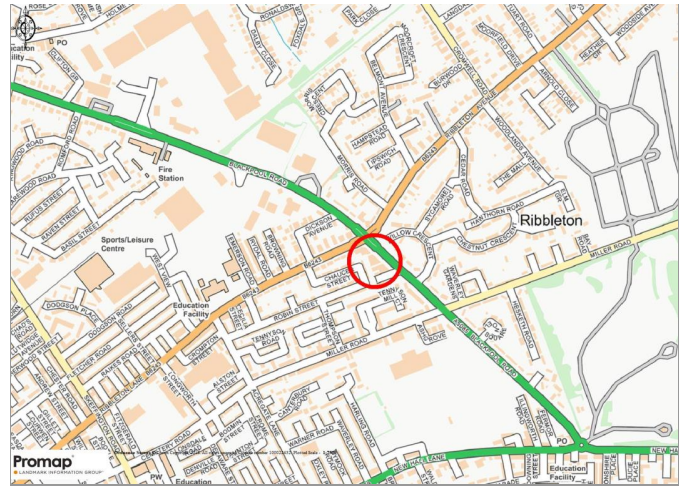
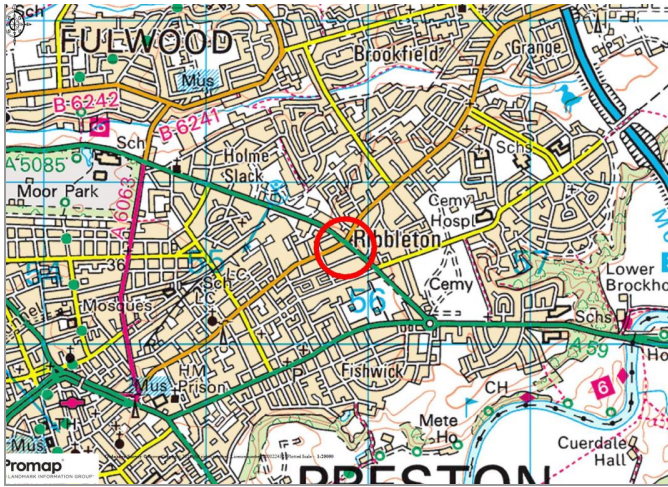
- Extensive open plan sales accommodation
- Busy suburban shopping area
- Forecourt parking/servicing area
- Roller shutter access to rear

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Location

The premises are prominently situated within a busy suburban shopping area fronting Blackpool Road, close to its junction with Ribbleton Lane/Ribbleton Avenue and within easy reach of the motorway network at Junction 31.

Neighbouring users include Machine Mart and Betfred together with a range of convenience food stores and hot food take-aways.

Description

A substantial two-storey property with a large single-storey extension to the rear.

The ground floor provides an extensive open plan sales area whilst to the first floor there is additional ancillary office or storage accommodation together with kitchen and WC facilities.

The premises benefit from security roller shutters to the front elevation and roller shutter access to the rear of the ground floor.

Externally, the building benefits from a forecourt area fronting Blackpool Road for servicing and has lay-by parking immediately adjacent.

Accommodation

The premises extend to a total net internal area (NIA) of approximately 176 m² (1,900 ft²).

Services

We understand that the premises benefit from mains service connections to electricity, water and drainage.

Rating Assessment

The premises currently have a Rateable Value of £12,250.

Interested parties should, however, make their own separate enquiries of Preston City Council rating department (tel. 01772 906972).

Planning

The premises have an existing use under Class A1 (Retail Shops) of the Use Classes Order 1987 (as amended).

Interested parties should make their own enquiries of Preston City Council planning department (tel: 01772 906912).

Lease Terms

The premises are available by way of an effective full repairing and insuring lease for a term to be agreed.

Rental

Our Client is seeking a rental of £15,000 per annum, exclusive.

Photographs and Plans

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

Legal Costs

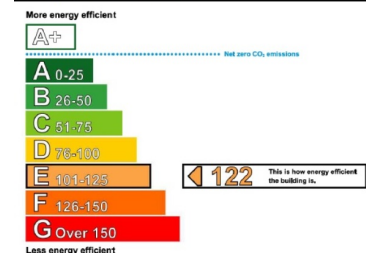
Each party will be responsible for their own legal costs incurred in this transaction.

Energy Performance Certificate

Energy Performance Certificate	
Non-Domestic Building	
45 Blackpool Road Ribbleton PRESTON PR2 5BU	Certificate Reference Number: 0692-0151-5530-9000-6503

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.

Energy Performance Asset Rating



Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	228
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	124.2
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:	
	33 If newly built
	98 If typical of the existing stock

Enquiries

Via joint agents:

Eckersley

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Email: mh@eckersleyproperty.co.uk

Or

HDAK

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