

# PRIME RETAIL SPACE TO LET

208m<sup>2</sup> (2,244ft<sup>2</sup>)

**ROCCIA**  
tiles bathrooms kitchens

**X2 UNITS  
OCCUPIED**

JACOB  
AND SONS

B B A'S  
WINNERS  
BUSINESS OF THE YEAR AWARD

WINNERS  
COMMERCIAL  
CATEGORY  
UNDER 250m<sup>2</sup>

**SCOSSA**  
modern living

**uno**  
BESPOKE WINDOWS & DOORS

Roccia Design Centre, Mercedes-Benz House, Queen St, Preston PR1 4HH

**ROCCIA**

# Stunning Location

A unique opportunity to secure retail space in an extremely busy and high profile location at the junction of Queen Street and London Road. This year alone Queens Street Retail Park has had an increase in car count of 19.1% 2021 (735,679) over the same period in 2019 (617,505).



**100,000 unique**

visitors per month



**Free private parking**

incl. electric charging point



**Great access**

near Preston City Centre outer ring road



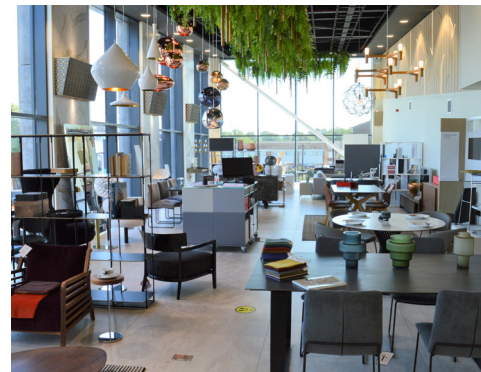
**Safe & Secure**

24/7 CCTV monitoring



*“Every homeowners dream location...we’ve seen huge success since we’ve been at the Roccia Design Centre. Highly recommended location”*

Lee & Helen - Co-owners of  
Scossa Modern Italian Furniture



# Great Access

The central location of Queens Retail Park ensures that however people make their commute, it is accessible to all.

Its location at the heart of the UK motorway network makes it easily accessible for those travelling by car, with great connections with the local bus and train stations. Located at one of the main entry points of Preston City (A59 & A6) and the M65 motorway.



**5 minute walk**

from the city centre



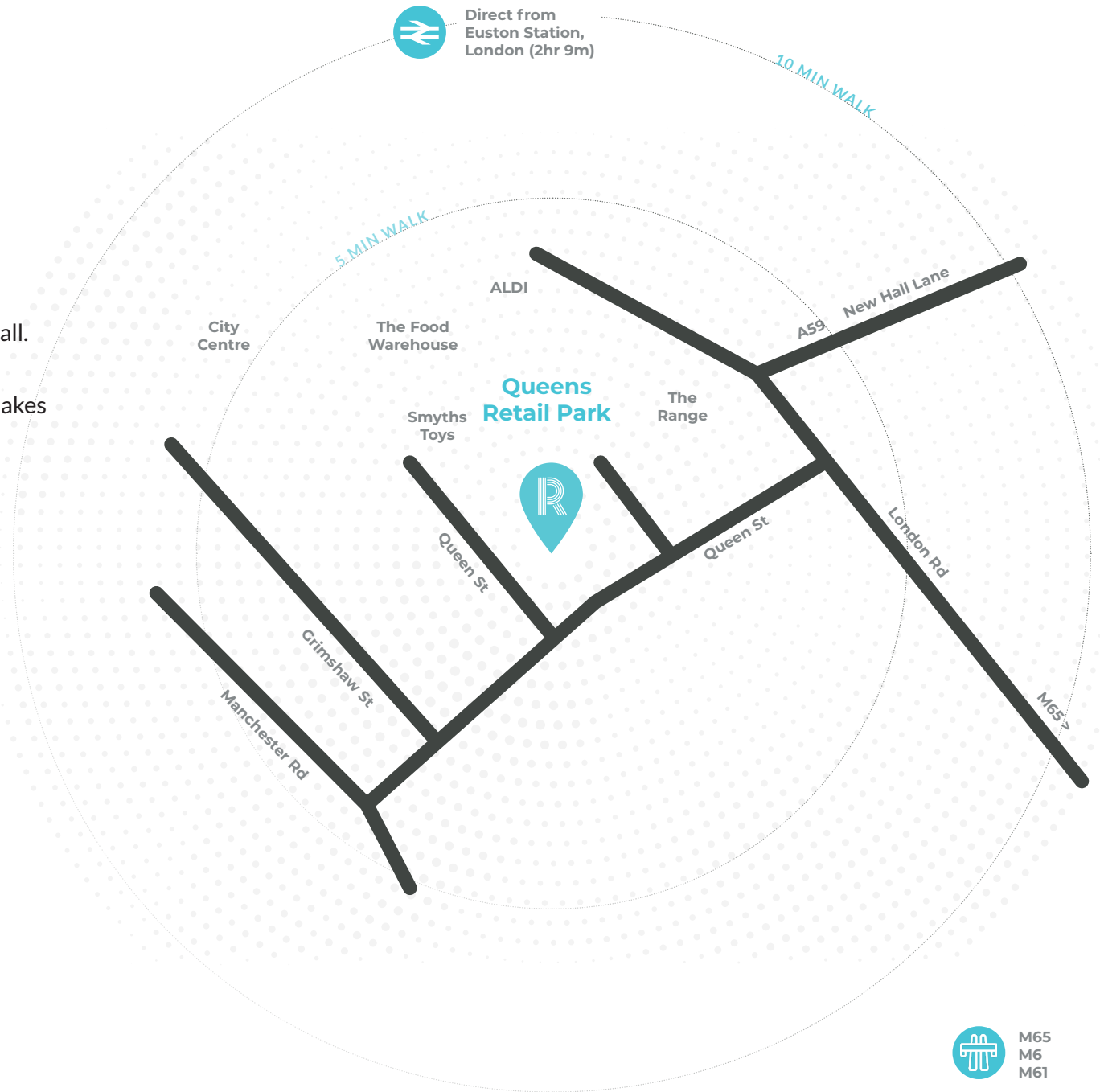
**15 minute walk**

from Preston Train Station



**Motorway Links**

M65, M6, M55, M61



M65  
M6  
M61

# Retail Plan

Set within a striking building positioned at the entrance of the Queens Retail Park, this space benefits from an enviable location in the heart of Preston.

Neighbours include Costa Coffee, Smyths Toys Superstores, The Range, Aldi, and The Food Warehouse.

## Retail

The Range  
Smyths Toys Superstores  
Aldi  
The Food Warehouse  
Villeroy & Boch  
Home Bargains  
Internorm by UNO

## Cafes

Costa Coffee

## Surrounding areas (2 mile radius)

TK Maxx	Stuart Frazer Kitchens
Furniture Village	Homesense
Next	Dunelm
Currys	Tapi Carpets



*Preston is the heart of Lancashire.  
This modern and vibrant city is  
located close to Liverpool and  
Manchester, with a population of  
over 330,000.*

*Preston has been voted the  
12th best place to live and work in  
the whole of the UK.\**

\*Source: Sarah Beeny, Channel 4 program "UK's best place to live"

## To Let

208m<sup>2</sup> (2,244ft<sup>2</sup>)

X2 UNITS  
OCCUPIED

# Prime Opportunity

## Lease

Lease details on application.

## Rent

£45,000 per annum, exclusive

## Planning

It is understood the premises benefits from an established use within Class E of the Town & Country Planning Use Classes (Amendment) (England) Regulations 2020.

## EPC

The EPC is available on request.

## Specification

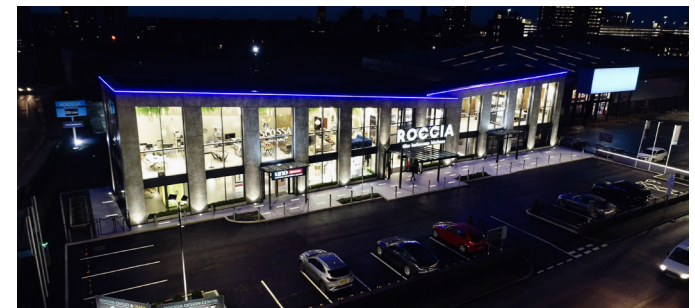
The unit will give you freedom to design & install to your specification.

## Restrictions

Sale of alcohol, tobacco or vape products.

## Viewings

By appointment only with the sole letting agents Eckersley Property.  
Contact: Harry Holden  
Telephone: 01772 883388  
Email: [hjh@eckersleyproperty.co.uk](mailto:hjh@eckersleyproperty.co.uk)



*Get in touch*



For further enquiries, please contact:

**eckersley**  
commercial property solutions

**01772 883388**

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

ROCCIA