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**TO
LET**



WELL LOCATED BUSINESS UNIT

79 m² (850 ft²)

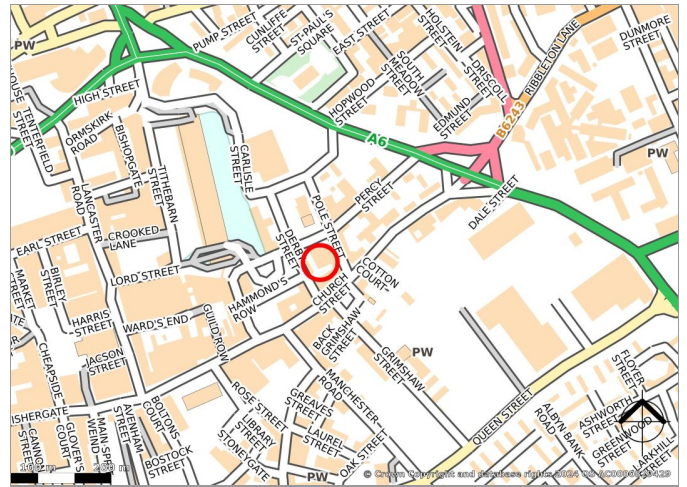
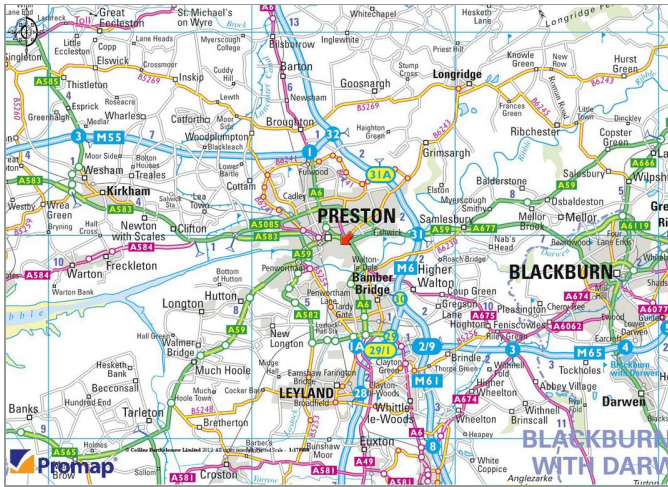
**Unit 2
York Yard
Derby Street
Preston
PR1 1DT**

- City Centre Situation
- Suitable For Office/Storage/Workshop Use
- Accessible Location

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Location

The premises are well situated just off Derby Street, which runs between Church Street and Lords Walk, in a highly accessible location on the edge of Preston City Centre. The Ringway (A6) and Preston Bus Station are close by.

Description

A self contained business unit of rendered blockwork construction beneath a profiled sheet roof.

The unit benefits from an electric steel roller shutter and uPVC double glazed windows to the front elevation together with fluorescent strip lighting internally.

The property fronts a secure yard area used in common with the adjacent occupiers in which there is one designated car parking space for the occupier of the subject premises.

The premises are considered suitable for a variety of uses, subject to planning consent if required.

Accommodation

The premises extend to an approximate gross internal area (GIA) of 79m² (850 ft²).

Services

Mains connections to electricity, water and drainage are available to the premises

Rating Assessment

The premises have a Rateable Value of £5,100.

Occupiers may therefore be eligible for small business rates relief depending on individual circumstances and interested parties are advised to make their own separate enquiries of the local rating authority, Preston City Council (www.preston.gov.uk).

Planning

The property has an established use within Class E of the Town and Country Planning (Use Classes Order) 1987 (As Amended).

Interested parties should make their own enquiries of the planning authority, Preston City Council (www.preston.gov.uk).

Tenure

The unit is available to let by way of a new effective Full Repairing and Insuring lease on terms to be agreed between the parties. Leases will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

Asking Rent

Offers in the region of £5,500 per annum, exclusive.

Service Charge

A contribution towards the upkeep of the common areas will be payable by the tenant.

VAT

All rentals are quoted exclusive of, but may be subject to, VAT.

Energy Performance Certificate

Energy performance certificate (EPC)		
Unit 2 York Yard Derby Street PRESTON PR1 1DT	Energy rating E	Valid until: 7 April 2032 Certificate number: 2435-4768-0930-2431-1929

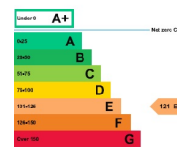
Property type	B8 Storage or Distribution
Total floor area	86 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

Legal Costs

Each party will bear their own legal costs in connection with the transaction.

Photographs and Plans

All photographs and plans incorporated herewith are indicative and provided for identification purposes only and should not therefore be relied upon.

All Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: preston@eckersleyproperty.co.uk