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**TO  
LET**



## SUBSTANTIAL RETAIL PREMISES

157.3 m<sup>2</sup> ( 1,690 ft<sup>2</sup> )

**1 Lytham Road  
Fulwood  
Preston  
PR2 8JE**

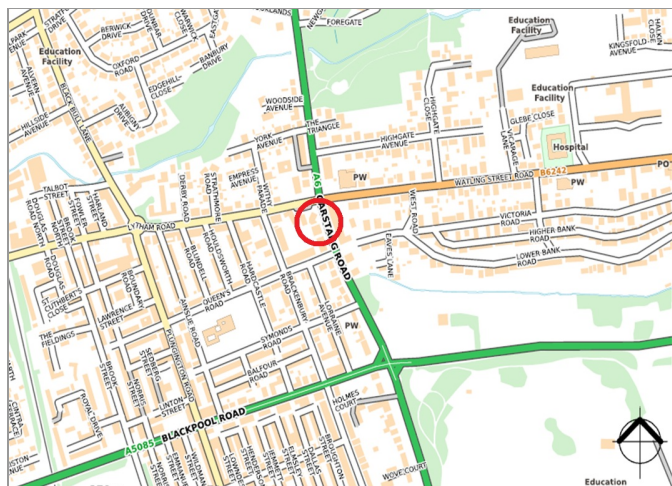
- Busy location close to the junction of Lytham Road and Garstang Road
- Substantial two storey accommodation
- Forecourt parking to the front of the property

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

**Preston office** T | 01772 883388  
25A Winckley Square E | preston@eckersleyproperty.co.uk  
Preston  
PR1 3JJ

**Lancaster office** T | 01524 60524  
76 Church St E | lancaster@eckersleyproperty.co.uk  
Lancaster  
LA1 1ET

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## Location

The property is located on Lytham Road close to its junction with Garstang Road in the popular suburb of Fulwood to the north of Preston city centre.

The building is positioned opposite Fulwood Clinic, Oakhill Vets and Little Wonders Nursery and adjacent to a busy petrol filling station.

The property is within a short drive of the M55 motorway providing excellent access to the M6 motorway.

## Description

A highly prominent two storey retail premises which has been occupied as a mobility showroom for many years but would suit a variety of uses.

The property offers open plan sales accommodation on the ground floor together with WC and kitchen facilities to the rear. The first floor provides additional storage/office space and a further WC and kitchenette.

The property is well presented having LED lighting, security alarm system, central heating with combi boiler and electric security shutters.

The premises has two car parking spaces on the forecourt at the front together with double loading doors at the rear of the property which is accessed from Garstang Road. Ramped access is provided to both the front entrance door as well as to the rear loading doors. There are an additional two car parking spaces by the ramp to the rear of the property.

## Accommodation

The premises extend the following approximate Net Internal Areas (NIA):

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	102.8	1,106
First Floor	54.3	584
<b>Total NIA</b>	<b>157.3</b>	<b>1,690</b>

## Services

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

## Rating Assessment

The property has a Rateable Value of £13,000 according to the VOA rating list.

We recommend interested parties make their own enquiries of the local rating authority, Preston City Council ([www.preston.gov.uk](http://www.preston.gov.uk))

## Planning

We believe that the premises benefit from an established within Class E (commercial) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries of the local planning department at Preston City Council ([www.preston.gov.uk](http://www.preston.gov.uk))

## Tenure

The property is available by way of an assignment of the existing lease which expires on 31 July 2029. The lease is granted on full repairing and insuring terms with the passing rent being £18,500 per annum exclusive. A copy of the lease is available on request.

Alternatively, a subletting may be considered, subject to the agreement of suitable terms.

## Rental

£18,500 per annum exclusive.

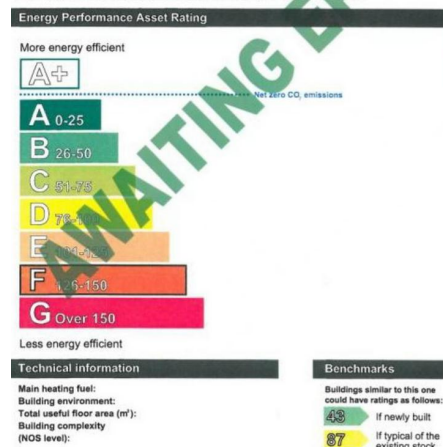
## Photographs and Plans

All photographs and plans provided within these particulars are for information purposes only and should not be relied upon.

## Energy Performance Certificate

Energy Performance Certificate  
Non-Domestic Building  
HM Government  
Certificate Reference Number:

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 on the Government's website [www.communities.gov.uk/build](http://www.communities.gov.uk/build).



## VAT

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

## Legal Costs

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

## Enquiries

Please contact the sole agents:

**Eckersley**

Telephone: 01772 883388

Contact: Mary Hickman

Email: [preston@eckersleyproperty.co.uk](mailto:preston@eckersleyproperty.co.uk)







