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**TO  
LET**



## OFFICE/RETAIL PREMISES

184.1 m<sup>2</sup> ( 1,981.7 ft<sup>2</sup> )

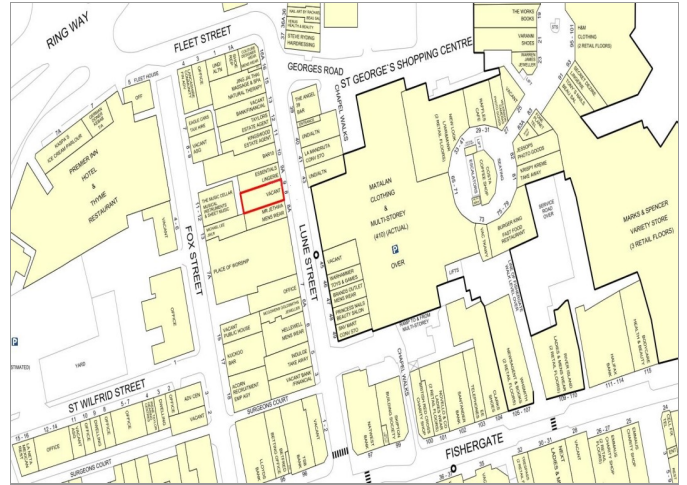
**8 Lune Street  
Preston  
PR1 2YX**

- High footfall location
- Prominent City Centre position
- Suitable For A Variety Of Uses (s.t.p.)

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

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 PR1 3JJ

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 LA1 1ET



## Location

The property is situated on Lune Street in the centre of Preston and opposite the St Georges shopping centre. Lune Street links Ringway with Fishergate, the city's main retail thoroughfare, and also provides access to the nearby shopping centre's car park.

The immediate vicinity accommodates a range of retailers and service providers with nearby occupiers including Matalan, Essentials Lingerie, Mr Jethwa Menswear, Taylors Estates, La Mandruta Convenience Store, Warhammer Toys and Games and Preston Central Methodist Church.

## Description

The subject premises comprise a three-storey mid-terraced property of conventional brickwork construction beneath a pitched slate roof covering which has been extended to the rear at both ground and first floor levels. The ground floor benefits from a metal framed single glazed shopfront and entrance door with the remainder of the property benefiting from timber framed single glazed windows.

Internally, the building provides open plan accommodation on the ground floor together with a couple of small, partitioned offices/meeting rooms, brew station, WC facility and small store to the rear.

Office and ancillary staff accommodation are provided over first and second floors together with kitchen and further WC facility.

Additional storage is available within the basement.

## Services

We believe that the premises have mains service connections to gas, electricity, water and drainage and benefit from gas central heating. In addition, the customer facing sales area has the benefit of an air conditioning unit.

## Accommodation

The property extends to the following approximate net internal areas (NIA)

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	67.91	731.0
First Floor	36.37	391.5
Second Floor	36.03	387.8
<b>Total NIA</b>	<b>140.3</b>	<b>1,510.3</b>
Basement	43.8	471.4

## Rating Assessment

The property has a Rateable Value of £6,200 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) given their previous use as a building society.

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

## Terms

The premises are offered on full repairing and insuring (FRI) lease terms for a number of years to be agreed.

## Rental

£17,500 per annum, exclusive.

## VAT

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

## Energy Performance Certificate

14 Lune Street PRESTON PR1 3JX	Energy rating <b>C</b>	Valid until 29 April 2025
		Certificate number 4231-1335-3235-6799-0748

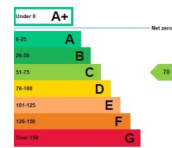
Property type	Retail/Financial and Professional Services
Total floor area	178 square metres

### 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 C.



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.

## Photographs and Plans

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

## Legal Costs

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

## Enquiries

Please contact the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Harry Holden

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