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**TO  
LET**



## ATTRACTIVE RETAIL SHOP

63.9 m<sup>2</sup> ( 688 ft<sup>2</sup> )

**47 Church Street  
Preston  
PR1 3DH**

- Open Plan Sales Accommodation
- City Centre Location
- Would Suit A Variety Of Uses

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## Location

The premises are situated in a prominent position on Church Street, Preston, close to its junction with Derby Street, and are within a short walking distance of the City Centre and the main retail core of Fishergate. Preston Bus Station is also close by.

Occupiers in the vicinity include Action Records, Voie Hair and Beauty, Khao Thai Eatery and Baby Boutique as well as a number of leisure operators.

## Description

A ground floor lock-up shop providing a good sized open plan sales area to the front with a separate ancillary office/store to the rear through which access to the kitchen and WC facility is gained.

The property has a rear personnel door which provides access into the secure yard area where there is one designated car parking space for the occupier of the shop.

The front elevation of the property benefits from an electrically operated security roller shutter.

## Accommodation

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

	m <sup>2</sup>	ft <sup>2</sup>
Sales area	48.1	518
Rear ancillary	13.4	144
Kitchen	2.4	26
<b>Total NIA</b>	<b>63.9</b>	<b>688</b>

## Services

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

## Rating Assessment

The premises presently have a Rateable Value of £4,500.

Occupiers may be eligible for small business rates relief, depending on individual circumstances. Interested parties should however make their own enquiries of the local rating authority, Preston City Council.

## Planning

It is understood the premises have an established use within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended) however interested parties should make their own enquiries of the local planning authority, Preston City Council.

## Tenure

The property is available by way of a new internal repairing lease with the tenant also being responsible for all doors, windows, shopfront and roller shutter. The tenant will also reimburse the appropriate proportion of the buildings insurance premium applicable to the premises.

The lease will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954.

## Asking Rental

£7,500 per annum exclusive.

## Maintenance Charge

There is a maintenance charge which is currently £18 per calendar month as contribution to the costs of maintaining the secure rear car parking area.

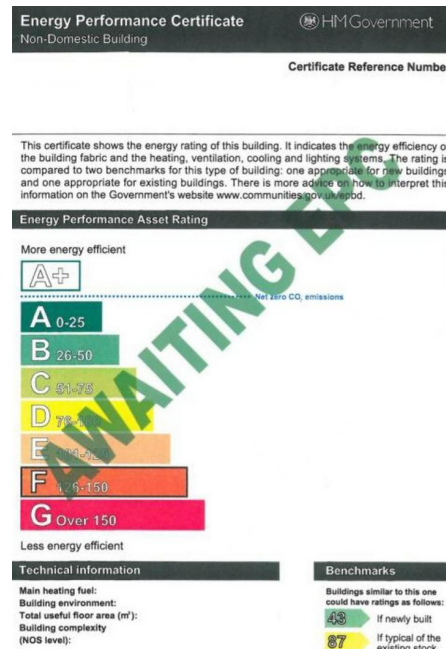
## VAT

All rentals are quoted 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 matter.

## Energy Performance Certificate



## Photographs and Plans

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

## Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant.

## All Enquiries

Please contact the sole agents, **Eckersley**.

Telephone: 01772 883388

Contact: Mary Hickman

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