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**TO
LET**



NEWLY REFURBISHED RETAIL UNITS

37.1 m² (399 ft²) — 38 m² (409 ft²)

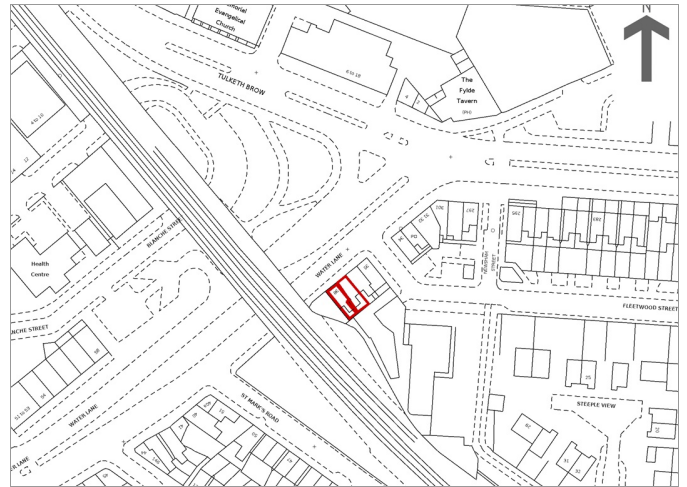
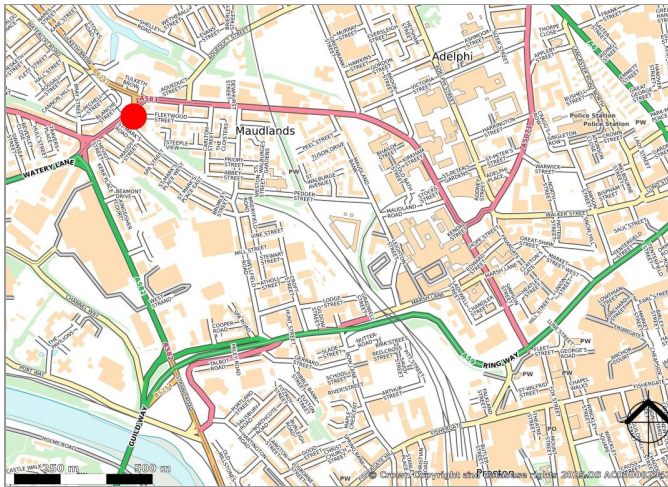
**37 & 38 Water Lane
Preston
PR2 2NL**

- Prominent Position Fronting A583
- Would Suit A Variety Of Uses
- Open Plan Sales Accommodation

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Location

The properties front Water Lane (A583), a busy vehicular route into and out of the city centre between the junctions with Fylde Road/Tulketh Brow and Strand Road approximately 1 mile to the north west of the centre of Preston.

The premises are situated within an area of mixed retail, commercial and residential land uses with nearby occupiers including New China chinese takeaway, Preston Cycles, Rhodes Furnishings and Realign Sports Therapy clinic. The main campus of the University of Central Lancashire is also located approximately 1/2 mile to the east of the subject premises.

Description

The premises comprise two lock-up, self-contained retail units at ground floor level each providing open plan sales area together with ancillary accommodation, brew area and WC facility to the rear. Both units have recently been subject to refurbishment and benefit from new suspended ceilings, LED lighting and are newly decorated. Each unit would prove suitable for a wide variety of uses.

Accommodation

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

	m ²	ft ²
37 Water Lane	38.0	409
38 Water Lane	37.1	399

Services

We understand each unit has mains connections to electricity, water and drainage.

Planning

It is understood that the retail units have an established use within Class E of the of the Use Classes Order 1987 (as amended). Interested parties should however make their own enquiries with the local planning authority, Preston City Council.

Rating Assessments

37 Water Lane has a Rateable Value of £4,4,850 with that of 38 Water Lane being £4,750.

Some occupiers may benefit from small business rates relief depending on individual circumstances and interested parties should make their own enquiries of the local rating authority (www.preston.gov.uk).

Tenure

Each unit is available by way of a new internal repairing and insuring lease for a term to be agreed. Tenants will be responsible for the doors, windows and shopfront of their unit and for reimbursing the appropriate proportion of the building insurance cost.

Asking Rentals

37 Water Lane	£5,000
38 Water Lane	£5,000

All rentals are quoted per annum exclusive with tenants being responsible for all outgoings including business rates and utilities.

Energy Performance Certificate

Energy performance certificate (EPC)		
37 Water Lane Asthall, Old Road PRESTON PR1 2NL	Energy rating C	Valid until: 18 January 2035 Certificate number: 7977-2766-5442-1964-1326
Property type	Retail/Financial and Professional Services	
Total floor area	55 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.

VAT

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

Legal Costs

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

Photographs and Plans

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

All Enquiries

Please contact the sole agents:

Eckersley

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Contact: Mary Hickman

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