Chartered Surveyors
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Valuers

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commercial property solutions



NEWLY REFURBISHED RETAIL UNIT

34.6 m² (372 ft²)

37 Water Lane
Preston
PR2 2NL

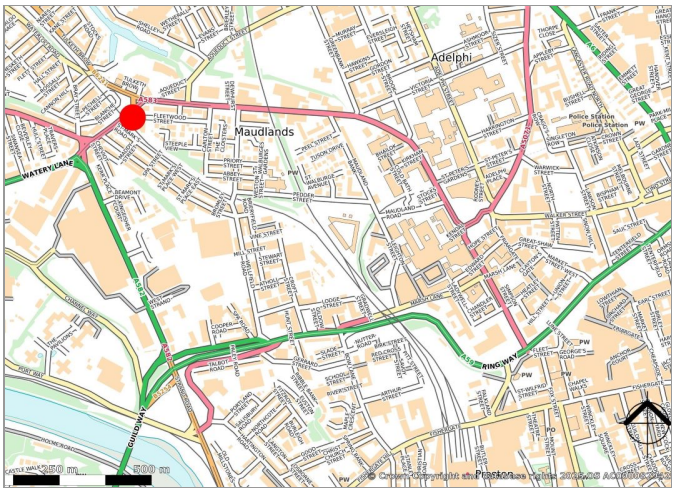
- **Prominent Position Fronting A583**
- **Would Suit A Variety Of Uses**
- **Open Plan Sales Accommodation**

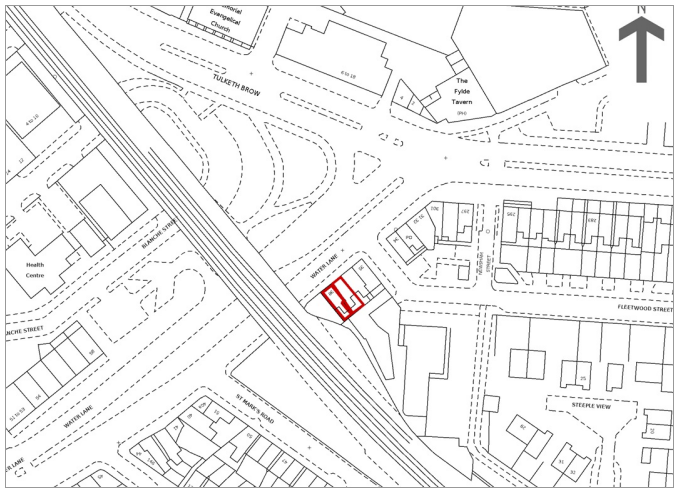
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Location

The property fronts 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 ½ mile to the east of the subject premises.

Description

The premises comprise a lock-up, self-contained retail unit at ground floor level and provides an open plan sales area together with ancillary accommodation, brew area and WC facility to the rear. The unit has recently been subject to refurbishment and benefits from a new suspended ceiling, LED lighting and is newly decorated. The unit would prove suitable for a wide variety of uses.

Accommodation

The unit extends to an approximate Net Internal Area (NIA) of 34.56 m² (372 ft²).

Services

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

Planning

It is understood that the retail unit has 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 Assessment

The premises have a Rateable Value of £4,850.

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

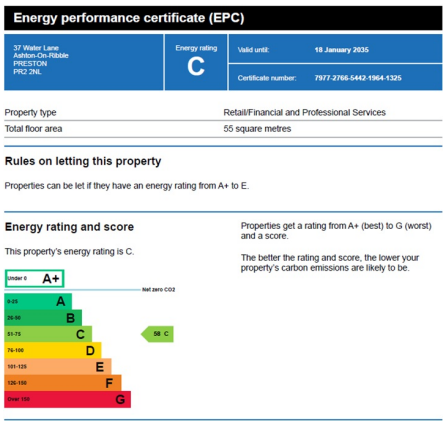
The unit is available by way of a new internal repairing and insuring lease for a term to be agreed. The tenant will be responsible for the doors, windows and shopfront of the unit and for reimbursing the appropriate proportion of the building insurance cost.

Asking Rental

£5,000 per annum exclusive.

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

Energy Performance Certificate



Energy performance certificate (EPC)

37 Water Lane
Ashton-On-Ribble
PRESTON
PR2 2NL

Energy rating: C

Valid until: 18 January 2035

Certificate number: 7977-2766-5442-1964-1325

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.

Under 0 A+
0-25 A
26-50 B
51-75 C
76-100 D
101-125 E
126-150 F
Over 150 G
Net zero CO2
58 C

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
Telephone: 01772 883388
Contact: Mary Hickman
Email: preston@eckersleyproperty.co.uk

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