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**TO
LET**



RETAIL/TRADE COUNTER PREMISES WITH PARKING

274 m² (2,949 ft²)

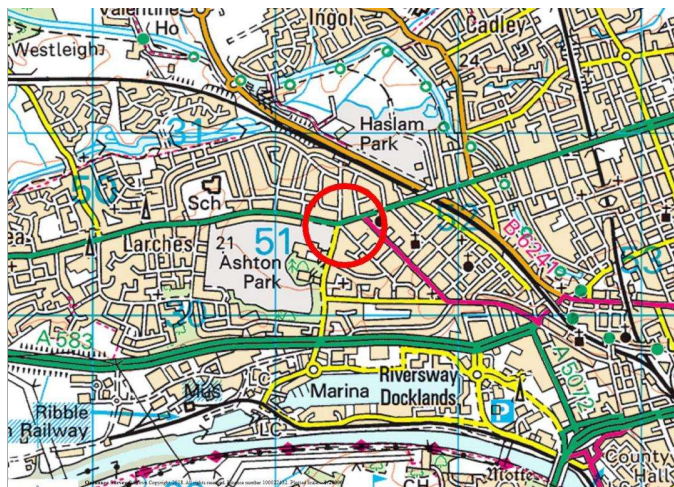
**Unit 3
535-537 Blackpool Road
Ashton
Preston
PR2 1EQ**

- Prominent location
- Excellent catchment near established local centre
- 7 allocated car parking spaces with potential for additional spaces
- Alternative uses S.T.P.

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Location

The premises are situated in a very prominent corner location at the traffic lighted cross road junction of Blackpool Road (A5085) and Pedders Lane. Blackpool Road forms part of Preston's main northern distribution road linking via the A59 to Junction 31 of the M6 motorway to the east and via the A583 to Blackpool in the west.

The site lies within a densely populated local centre approximately 2 miles North West of Preston City Centre.

Description

A predominantly single storey development providing 3 self contained retail units together with associated car parking.

Unit 1 is occupied by Wynsors Shoes whilst Unit 2 is let to Barnardos.

Unit 3 provides accommodation over 2 levels being previously occupied as a trade counter.

The property offers potential for alternative uses S.T.P.

Accommodation

The floor areas have been estimated as follows:-

	m ²	ft ²
Ground floor	140	1,507
First floor	134	1,442
Total	274	2,949

Externally 7 allocated car parking spaces are provided with potential for an additional 2 spaces on informal terms.

Services

Mains electricity, water and drainage are connected to the premises.

Rating Assessment

The property has a current Rateable Value of £23,000.

Interested parties are, however, advised to make their own enquiries of Preston City Council (www.preston.gov.uk).

Planning

It is understood that Unit 3 benefits from an established use within Class E (with restrictions) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The unit may be suitable for alternative uses subject to securing planning permission. Interested parties should, however, make their own enquiries of Preston City Council

Terms

The property is available on a new full repairing and insuring lease on terms to be agreed,

Asking Rent

£27,500 per annum, exclusive

Service Charge

A service charge will be levied to cover the car park maintenance and any other costs associated with the general maintenance and upkeep of the common areas.

Energy Performance Certificate

Unit 3 535-537 Blackpool Road Maritime Square PRESTON PR2 1EJL	Energy rating B	Valid until: 9 February 2021 Certificate number: 6096-8701-0062-3645-5266
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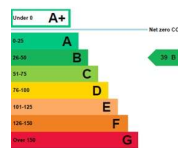
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	296 square metres

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 B.



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.

Legal Costs

Each party will be responsible for their own legal fees incurred in the preparation of a new lease.

VAT

All rents quoted herein will be subject to VAT at the prevailing rate.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: preston@eckersleyproperty.co.uk