Chartered Surveyors
Commercial Property Consultants
Valuers

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commercial property solutions



GROUND FLOOR MICROPUB/BAR PREMISES

62.9 m² (677 ft²)

218 Tulketh Brow
Ashton
Preston
PR2 2JJ

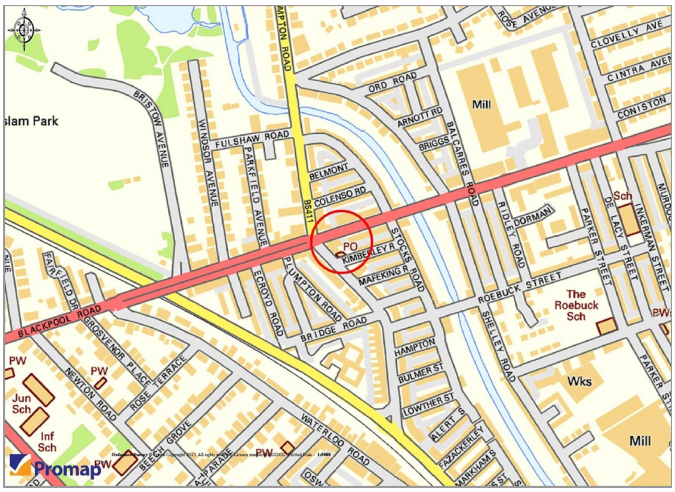
- Highly Visible Position
- Centrally Situated at Lane Ends
- Suitable For A Variety Of Alternate Uses (stp)
- External Seating Areas Available

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Location

The premises are located in a highly visible and prominent position fronting Tulketh Brow close to its junction with Blackpool Road (A5085) and centrally situated within the Lane Ends District Centre approximately 1 mile to the north west of Preston City Centre.

The vicinity comprises commercial uses to the Blackpool Road / Tulketh Brow / Woodplumpton Road frontages, occupied by a mix of national and independent retailers. The subject premises are located adjacent to an established convenience store with other commercial occupiers close by including Boots the Chemist, Guildhall Sales and Lettings, The Lane Ends Hotel public house, Lane Ends Post Office and Lanes Ends Surgery..

Description

The premises comprise a ground floor lock-up unit, forming part of a larger two-storey mid-terraced building, which previously traded as a micropub and bar but would suit a variety of alternate uses, subject to any necessary planning consent. The subject premises benefit from double glazed bi-fold doors to the Tulketh Brow frontage which currently leads onto a raised external decked seating area to the front.

Internally, the premises provide a good-sized open plan area to the front having the benefit of cellar/store and customer WC facilities to the rear. The accommodation presently benefits from timber flooring, a mix of timber clad, painted/plastered and exposed feature brickwork walls and both ceiling and wall mounted lighting.

There may also be the opportunity to utilise the rear yard for additional external seating if an occupier wishes to do so.

Accommodation

The accommodation extends to an approximate net internal area of 62.89 m² (677 ft²).

Services

We understand that the property has main connections to electricity, water and drainage supplies. The previous occupier also installed comfort cooling units within the premises.

Rating Assessment

The premises have a Rateable Value of £8,500.

Interested parties should, however, make their own separate enquiries of the local rating authority at Preston City Council (www.preston.gov.uk).

Planning

We understand that the premises benefit from an existing Sui Generis (previously Class A4) planning use under the Town & Country Planning (Use Classes) Order 1987 (as amended) with consent having been granted under application number 06/2020/0972 in 2020.

Interested parties are recommended to make their own enquiries of the planning department at Preston City Council (www.preston.gov.uk).

Lease Terms

The premises are available by way of a new lease on terms to be agreed.

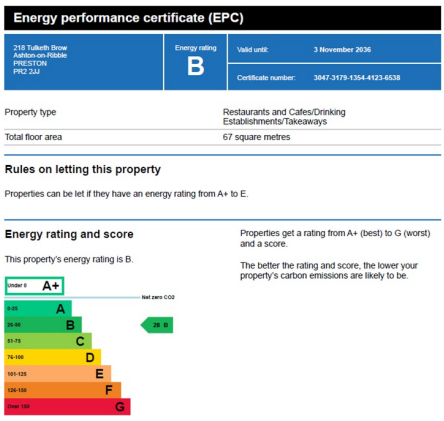
Rental

Offers in the region of £12,500 per annum, exclusive.

Legal Costs

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

Energy Performance Certificate



Energy performance certificate (EPC)

216 Tulketh Brow
Ashton-on-Ribble
PRESTON
PR2 2JJ

Energy rating: **B**

Valid until: 3 November 2036

Certificate number: 3047-3179-1364-4123-6538

Property type	Restaurants and Cafes/Drinking Establishments/Takeaways
Total floor area	67 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.

A+
A
B
C
D
E
F
G

VAT

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

Photographs and Plans

All photographs and plans incorporated herewith are indicative and provided for identification purposes only and should not therefore be relied upon.

Enquiries

Strictly by appointment with the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: preston@eckersleyproperty.co.uk

Eckersley for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Eckersley has any authority to make or give any representation or warranty whatever in relation to this property.

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