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**TO
LET**



GROUND FLOOR RETAIL PREMISES

62.9 m² (677 ft²)

**218 Tulketh Brow
Ashton
Preston
PR2 2JJ**

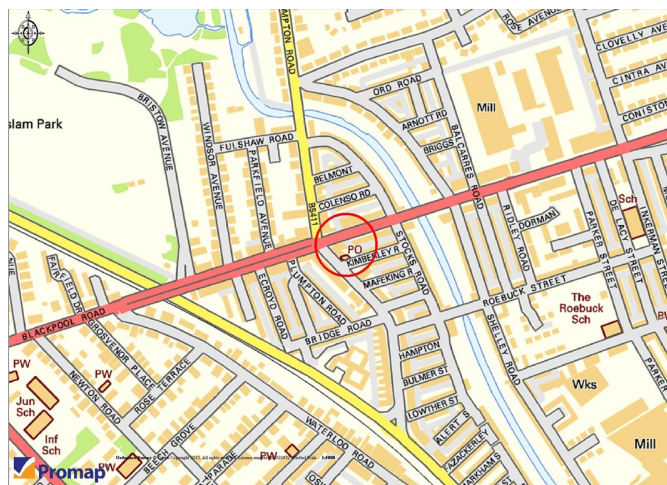
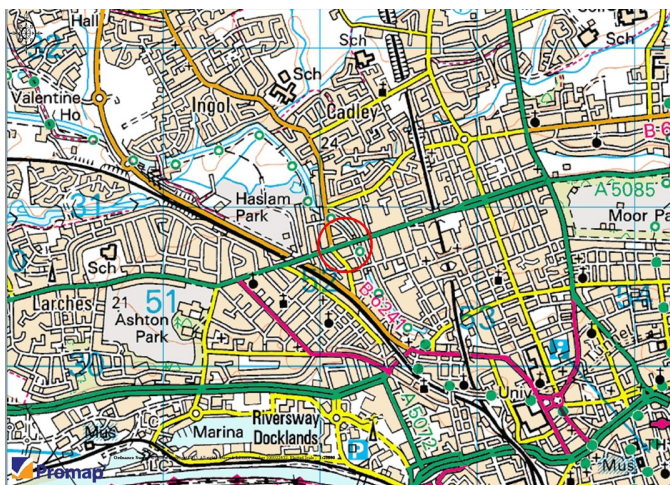
- Highly visible position
- Centrally situated at Lane Ends
- Extensively refurbished

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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 Spar and Lane Ends Lighting as well as the new health centre which is currently being developed.

Description

The premises comprise a ground floor lock-up retail unit, forming part of a larger two-storey mid-terraced building. The subject premises have been subject to recent refurbishment and benefit from a double glazed powder coated aluminium framed shop front.

Internally, the premises provide a good-sized open plan retail area having kitchenette and WC facility to the rear. The accommodation benefits from painted and plastered walls and suspended ceiling incorporating Category II light fittings throughout.

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.

Rating Assessment

The premises have a Rateable Value of £7,200.

Interested parties should, however, make their own separate enquiries of the local rating authority at Preston City Council (tel. 01772 906972).

Planning

We understand that the premises benefit from an existing planning use within Class D1 ((non-residential institutions) of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are recommended to make their own enquiries of the planning department at Preston City Council (tel. 01772 906912).

Lease Terms

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

Rental

Offers in the region of £10,500 per annum, exclusive.

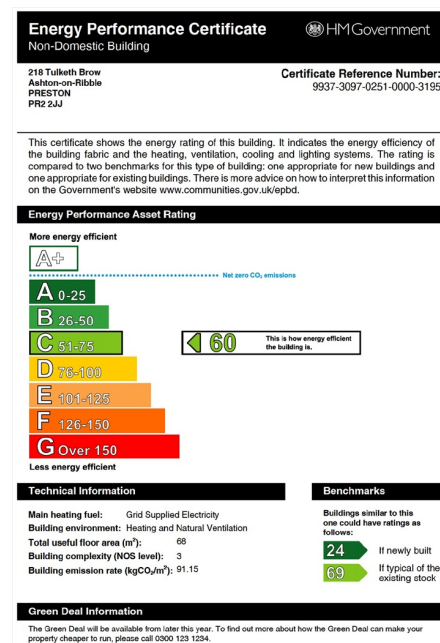
Photographs and Plans

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

Legal Costs

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

Energy Performance Certificate



VAT

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

Enquiries

Strictly by appointment with the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk