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incorporating Irvine Taylor

**TO LET
FOR SALE**



RETAIL/OFFICE PREMISES

85.9 m² (924 ft²)

**301 Fylde Road
Ashton
Preston
PR2 2NH**

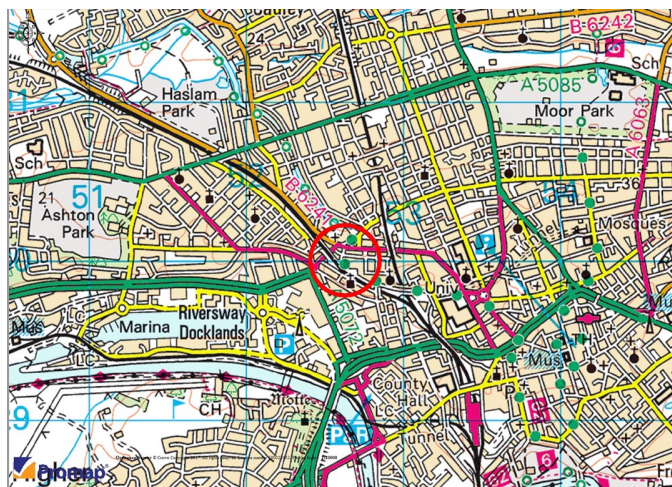
- Highly visible position
- Suitable for a range of uses
- Extensive frontage to busy A583

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Location

The premises are prominently situated fronting Fylde Road (A583) at its junction with Water Lane and Tulketh Brow approximately 1 mile to the north west of Preston City Centre.

Fylde Road is a busy vehicular route linking the city centre out towards the Fylde coast.

Description

The premises comprise a two-storey, mid terraced property providing predominantly open plan retail/office accommodation over ground and first floors. A ground floor rear extension accommodates kitchen and WC facilities.

The premises benefit from an extensive glazed display frontage to Fylde Road with roller shutters over.

Accommodation

The premises extend to the following approximate net internal areas (NIA):-

	m ²	ft ²
Ground floor	46.27	498
First floor	39.58	426
Total	85.85	924

Services

We understand that the premises benefit from mains electricity, gas, water and drainage.

Rating Assessment

The premises have a Rateable Value of £5,100.

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

Planning

The premises were previously used as offices under Class A2 (Financial and Professional Services) of the Use Classes Order 1987 (as amended) but are considered suitable for a range of uses, subject to planning permission, if required.

Interested parties should however make their own enquiries of the local planning authority at Preston City Council (tel. 01772 906912).

Tenure

The premises are available to let by way of a new full repairing and insuring lease, terms to be agreed.

Alternatively our client will consider a sale of the premises.

Asking Rental

Offers in the region of £8,320 per annum.

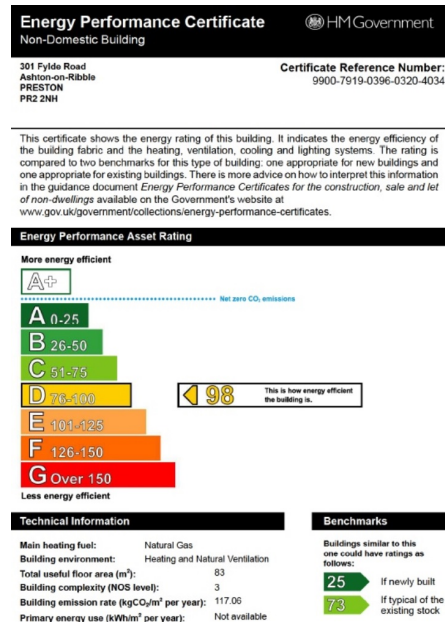
Asking Price

Offers in the region of £97,500.

Photographs and Plans

All photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Energy Performance Certificate



Legal Costs

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

VAT

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

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk