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TO
LET



ATTRACTIVE RETAIL PREMISES

66.3 m² (714 ft²)

22 Guildhall Street
Preston
PR1 3NU

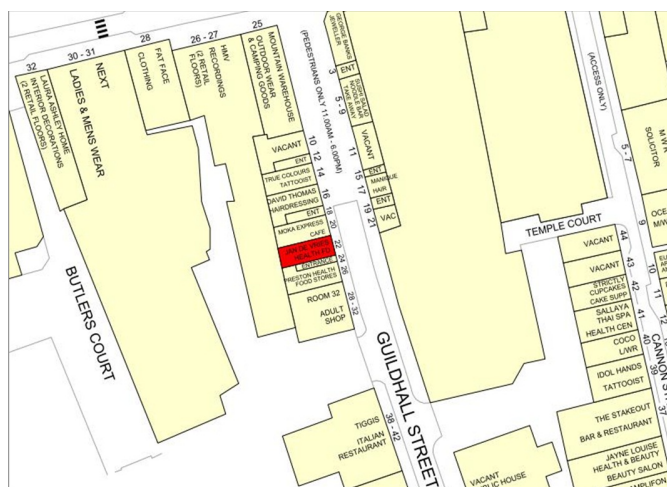
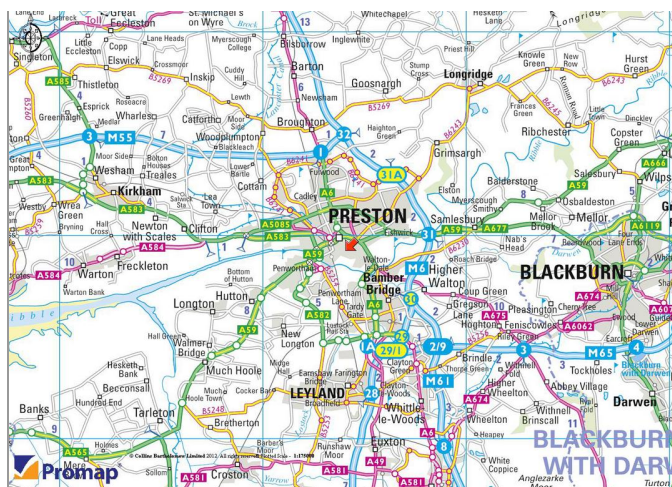
- City Centre location
- Prominent position
- Suitable for a variety of uses

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Location

Situated on Guildhall Street, in a mixed retail, leisure and office area of the city. Guildhall Street links directly to Fishergate, Preston's prime retail area and provides a pedestrian link to Winckley Square, the main business district of the city centre.

Nearby occupiers include David Thomas Hairdressing, Preston Health Food Store, We Don't Give A Fork and Mountain Warehouse together with a range of national retailers located close by on Fishergate.

Description

Internally, the unit offers attractive open plan sales accommodation on the ground floor, benefiting from glazed timber framed shop front and external security shutter to the frontage. Internally, the accommodation benefits from plastered painted walls, suspended ceiling with integral light fittings and timber flooring and is in good condition throughout.

Ancillary storage accommodation is provided in the basement together with WC and kitchen facility.

Accommodation

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

	m ²	ft ²
Ground Floor	41.05	442
First Floor	25.26	272
Total	66.31	714

Services

It is understood mains electricity, water and drainage are connected to the premises.

Rating Assessment

The premises currently have a Rateable Value of £9,400.

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

Planning

The premises have an existing use generally within Class A1 (Retail Shops) of the Town & Country Planning Use Classes Order 1987 (as amended).

Interested parties should make their own enquiries of Preston City Council planning department (tel: 01772 906912).

Lease Terms

The premises are available by way of a new effective full repairing and insuring lease for a term of years to be agreed and will be available from November 2019.

Rental

£11,000 per annum, exclusive.

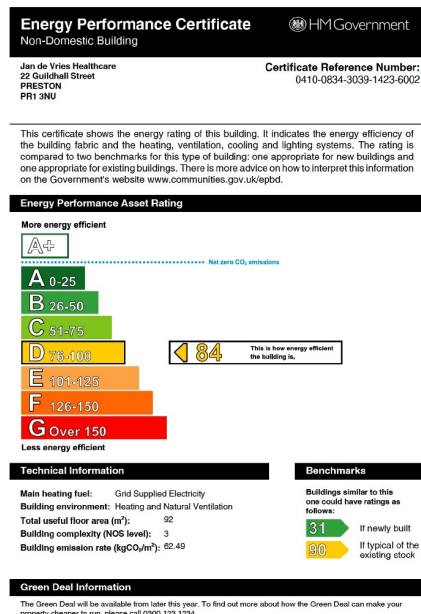
Photographs and Plans

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

Legal Costs

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

Energy Performance Certificate



VAT

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

Enquiries

Strictly by appointment with the sole letting agents. No approach should be made to the occupiers of the premises directly.

Eckersley

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