

PRESTON

3 ORCHARD STREET

PROMINENT SHOP UNIT TO LET

With the benefit of A2 consent

LOCATION

The property occupies a prominent trading location on the pedestrianised Orchard Street being adjacent to **Nobles**. Nearby multiple retailers include **Coral, Greenhalgh's, Card Factory, British Heart Foundation, Max Speilman, David Pluck Bookmakers, Caffe Nero, PDSA** and **Amplifon**. The highly successful covered market is at the end of Orchard Street and trades Monday-Saturday.

ACCOMMODATION

The unit is arranged on basement, ground and part first floors with the following approximate areas and dimensions:-

Ground floor sales	1,689 sq ft	156.9 sq m
First floor staff	333 sq ft	30.9 sq m
Basement ancillary	1,027 sq ft	95.4 sq m

The property benefits from rear servicing via Lothian Street.

LEASE

The unit is being offered by way of a new full repairing and insuring lease for a term to be agreed, subject to periodic upward only rent reviews, and offers are invited in the region of **£35,000** (thirty five thousand pounds) p.a.x.

Should tenants require additional accommodation further space can be made available at first floor (1,143 sq ft, 106.2 sq m, separate access) and second floor (1,564 sq ft, 145.3 sq m, separate access) and this accommodation can be made available by separate negotiation.

VAT

The property has not been registered for VAT.



ASSESSMENTS

Enquiries with the Valuation Office indicate the premises are assessed for rating purposes as follows:-

Rateable Value	£29,750
UBR 2017/2018	47.9p
Rates Payable 2017/2018	£13,983

For verification purposes prospective tenants are advised to make their own enquiries with Preston City Council (01772 906900).

PHOTOGRAPHS/PLANS

Any photographs and plans attached to these particulars were correct at the time of production and are for reference rather than fact.

EPC

The property has a rating of E108. A certificate and recommendations are available upon request.

LEGAL COSTS

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

VIEWING

By appointment through:-

Hugh Ockleston of Ockleston Bailey

Tel: 01244 403444

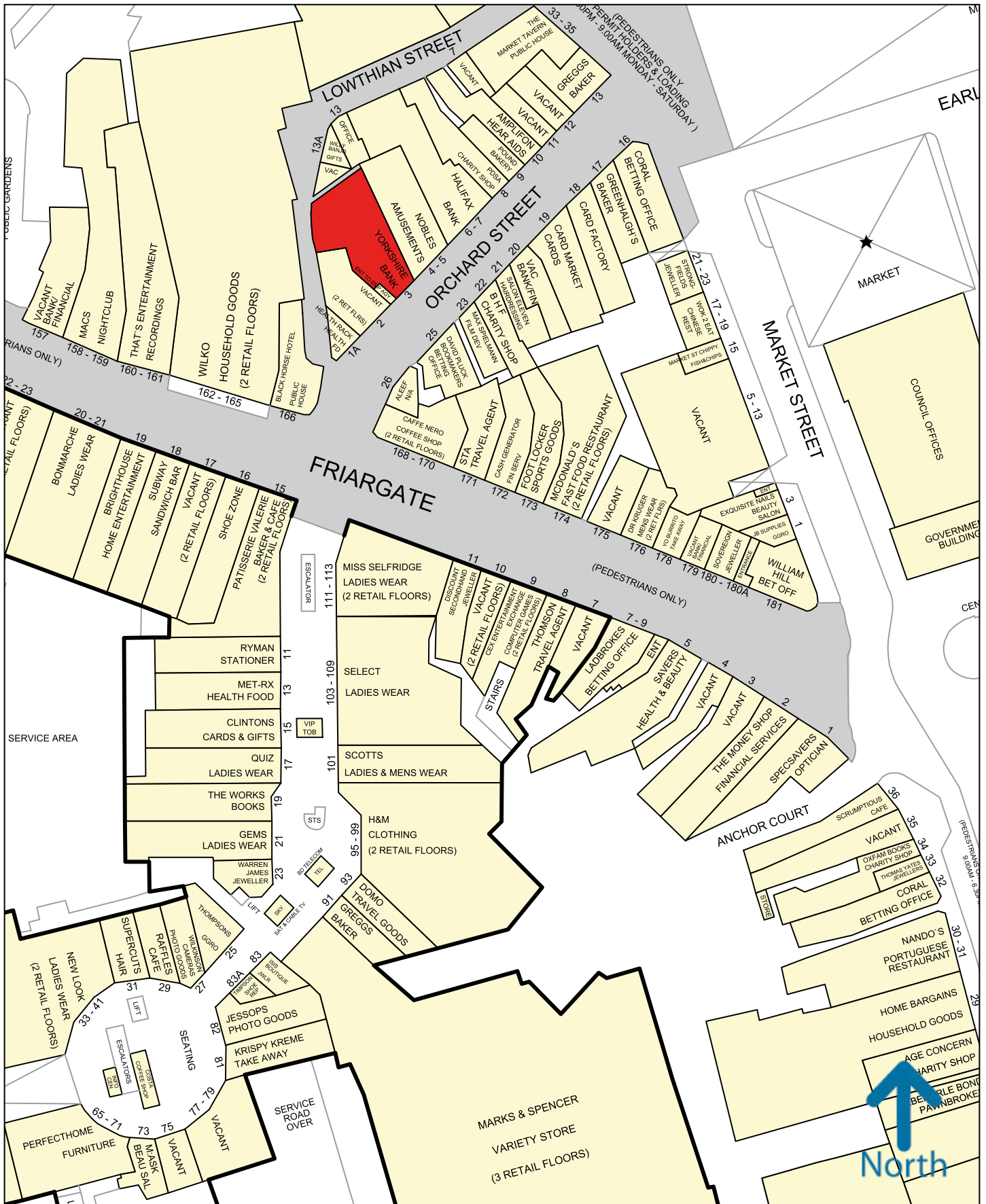
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SUBJECT TO CONTRACT

HWO/eaw/170117

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