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commercial property solutions

**TO
LET**



ATTRACTIVE RETAIL PREMISES

46.5 m² (500 ft²)

336 Blackpool Road
Fulwood
Preston
PR2 3AA

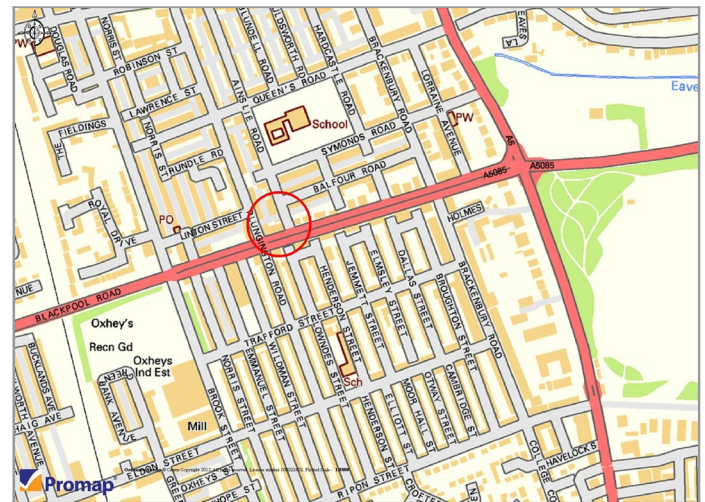
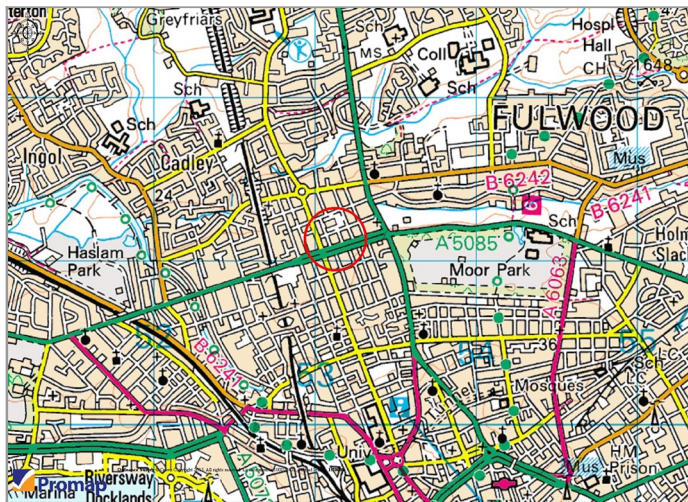
- Prominent Position
- Lock-up Retail Shop
- Highly Accessible Location

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Location

The property is situated fronting the A5085 Blackpool Road, at its junction with Ainslie Road, in a prominent location benefiting from high vehicular flows.

The premises are located approximately 1 mile to the north of Preston City Centre in a mixed commercial and residential area.

Blackpool Road is a dual carriageway trunk road serving the northern part of Preston which links with Garstang Road (A6), leading to the national motorway network beyond.

Description

The premises comprise the ground floor of a two storey end terraced building being of conventional brickwork construction beneath a pitched slate roof covering.

The premises benefit from a glazed return frontage to both Blackpool Road and Ainslie Road, which benefit from steel roller shutters providing a good level of security.

Internally the property provides an open plan sales area, together with kitchen and WC facility to the rear, and benefits from gas central heating throughout.

Accommodation

The accommodation extends to an approximate net internal area of 46.51 m² (500 ft²).

Services

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

Rating Assessment

As from 1 April 2010, the premises have a Rateable Value of £5,400.

Interested parties are, however, advised to make their own enquiries of Preston City Council (tel. 01772 906972).

Planning

The premises have an existing permitted use under Class A1 (retail shops) of the Use Classes Order 2010.

Interested parties should make their own enquiries of the Local Planning Authority (Preston City Council Telephone: 01772 906581).

Tenure

The premises are available by way of a new internal repairing lease for a term to be agreed with the tenant having responsibility for the shop frontage, display windows, roller shutters and access doors to the premises.

Asking Rental

£7,000 per annum exclusive.

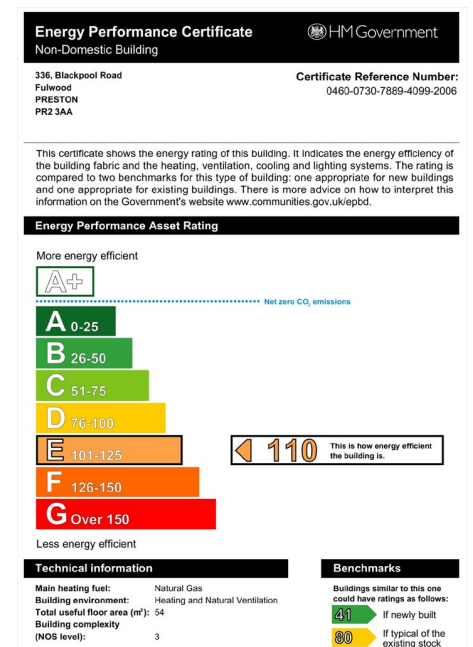
Photographs and Plans

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

VAT

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

Energy Performance Certificate



Enquiries

Strictly by appointment with the sole agents, **Eckersley**

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Contact: Mary Hickman

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