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TO LET



SUPERB RETAIL PREMISES

46.3 m² (498 ft²)

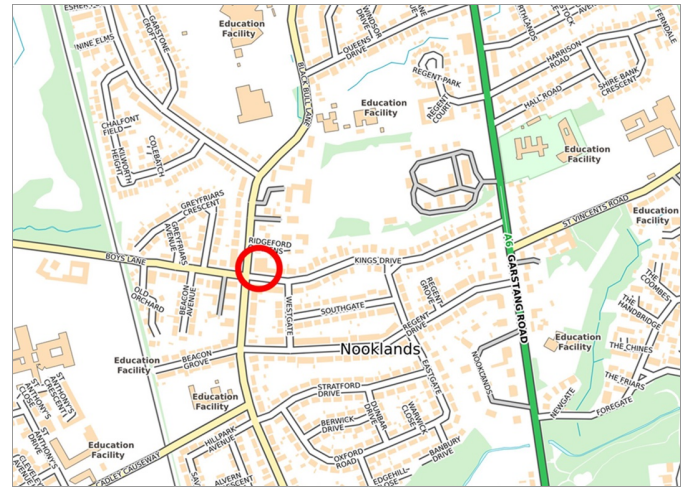
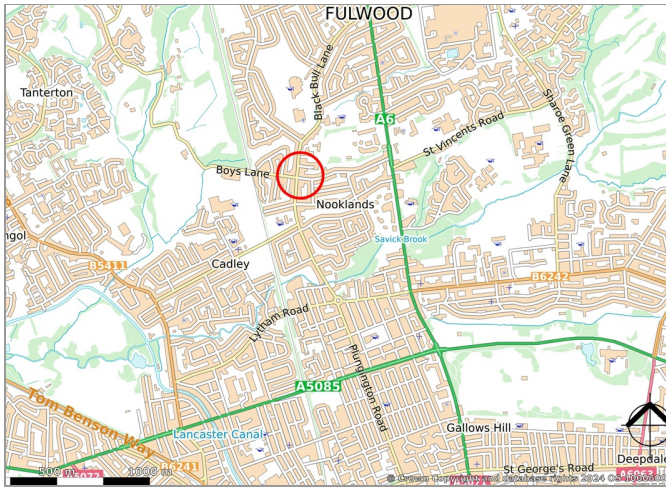
**74 Black Bull Lane
Fulwood
Preston
PR2 3JY**

- Highly Visible Position
- Suitable For A Variety Of Uses
- Customer Parking To Front

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Location

The property occupies a prominent position fronting Black Bull Lane, which links Garstang Road through to Lytham Road, in the popular residential suburb of Fulwood which is approximately 2 miles to the north of Preston city centre.

The property forms part of the local retailing area located around the junction of Black Bull Lane with Kings Drive and Boys Lane with nearby occupiers including a One Stop convenience store and a range of retailers and service providers.

Description

The premises comprise a ground floor lock up retail unit benefiting from extensive display windows to both the Black Bull Lane and Kings Drive frontages.

Internally, the unit is presently used as a beauty salon and is well fitted in keeping with this use. The accommodation is currently subdivided by way of partitioning to provide a range of individual treatment rooms together with reception area, shower room, kitchen and WC facility.

Externally, the property has an area of hardstanding directly to the front which provides some off-road parking with on-street car parking also available in the immediate vicinity.

Accommodation

The premises extend to an approximate Net Internal Area (NIA) of 46.3 m² (498 ft²).

Services

It is understood the property benefits from mains connections to gas, electricity, water and drainage.

Rateable Value

The premises have a Rateable Value of £8,300.

Some occupiers may benefit from Small Business Rates Relief dependent on individual circumstances.

Interested parties should, however, make their own enquiries of the local rating authority at Preston City Council (www.preston.gov.uk).

Planning

The property has an established use within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Tenure

The premises are available by way of a new internal repairing lease, with the tenant being responsible for the doors, windows and shopfront, for a term of years to be agreed.

The tenant will also reimburse the Landlord for the appropriate proportion of the buildings insurance cost.

Asking Rental

£9,000 per annum exclusive.

VAT

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

Energy Performance Certificate

Energy performance certificate (EPC)		
74 Black Bull Lane Fulwood Preston PR2 3JY	Energy rating C	Valid until: 30 November 2031 Certificate number: 2591-1176-3863-6163-6412

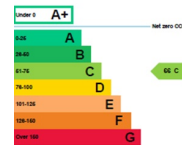
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	51 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Legal Costs

The Tenant will be responsible for the Landlord's legal fees incurred in the transaction.

Photographs and Plans

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

All Enquiries

No direct approach is to be made to the tenants.

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk