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**TO  
LET**



## LARGE RESTAURANT/LEISURE PREMISES

431.4 m<sup>2</sup> ( 4,643.2 ft<sup>2</sup> )

2-6 Guildhall Arcade  
Lancaster Road  
Preston  
PR1 1HR

- Ready For Immediate Occupation
- Centrally Situated
- Extensive Frontage onto Lancaster Road

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)

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**Lancaster office** T | 01524 60524  
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 Lancaster  
 LA1 1ET



## Location

The premises are located adjacent to the main entrance to The Guild Hall, fronting Lancaster Road close to its junction with Lord Street, in the centre of Preston.

The property is situated within a short walking distance of Fishergate, the main retail core of the city, with other service and leisure providers in the immediate vicinity. Preston's Town Hall, Harris Museum, Bus Station and Markets are also close by.

## Description

Comprising a large open plan ground floor unit the premises are currently laid out to provide a restaurant and bar area, accommodating approximately 100 covers, together with open kitchen. Preparation and storage areas are located alongside the kitchen as well as a plant room and staff WC.

Well fitted customer WC facilities are also provided on the ground floor.

## Accommodation

The available accommodation extends to an approximate Gross Internal Area of 431 m<sup>2</sup> (4,632.2 ft<sup>2</sup>).

## Services

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

## Rating Assessment

The premises have a current Rateable Value of £50,500.

The current rating assessment includes accommodation that no longer forms part of the premises so will need reassessing. Interested parties should, however, make their own enquiries of the local rating authority at Preston City Council ([www.preston.gov.uk](http://www.preston.gov.uk)).

## Planning

It is understood the premises benefit from an established use within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties should however make their own enquiries of the local planning authority at Preston City Council ([www.preston.gov.uk](http://www.preston.gov.uk)).

## Tenure

The premises are available by way of a new lease on an effective full repairing and insuring basis for a term of years to be agreed.

## Asking Rental

£35,000 per annum, exclusive of all other outgoings.

## Service Charge

A service charge may be levied as proportionate contribution towards the maintenance of the common areas and services provided thereto.

## VAT

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

## Energy Performance Certificate

2, 6 Guild Hall Arcade Lancaster Road PRESTON PR1 1HR	Energy rating <b>D</b>	Valid until: 30 October 2029 Certificate number: 9215-6734-8629-3529-5892
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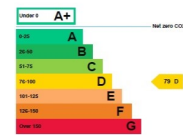
Property type	A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways
Total floor area	645 square metres

### 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 current energy rating is D.



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.

## Photographs and Plans

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

## Landlord's Costs

The tenant will contribute towards the Landlord's professional fees incurred in the transaction up to a maximum of £1,750 plus VAT.

## Enquiries

Please contact the sole letting agents:

### Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: [preston@eckersleyproperty.co.uk](mailto:preston@eckersleyproperty.co.uk)