

Unit 7, Ribbleton Lane Trading Estate, Crook Street, Preston, PR1 5LS

TO LET



TO LET

Use - Industrial, Retail, Miscellaneous,
Leisure

Size - 8,856 Sq ft

Rent - £75,000 per annum, plus VAT.

- 8,856 sq.ft High Quality Trade Counter/Retail Unit With Mezzanine
- Established trade/retail location
- Close to Preston town centre
- Designated parking / yard area
- Suitable for various uses



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

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Location

The property is located on the popular Ribbleton Lane Trading Estate close to Preston town centre with surrounding businesses including B & M Homestore, Howdens, Al Murad Tiles and Screwfix, amongst many others.

Description

The premises comprises a modern good quality trade counter/retail unit of steel portal frame construction with insulated profile steel profile cladding to both the walls and roof.

Internally the main retail area is fully open plan and has been fitted with a suspended ceiling with recessed LED lighting and carpeted throughout.

The unit also benefits from a storage area and mezzanine accommodation, along with various offices and amenity spaces. Generally the property has been found to be in a good condition and would suit various uses (subject to planning). A full breakdown of the various areas can be found within the accommodation section of these details.

Externally the property benefits from a car park for up to 15 vehicles and prominent frontage onto Ribbleton Lane (B6248).

Accommodation

We have measured the property on a gross internal area basis and the accommodation is arranged as follows:

Retail Area	3,972 sq.ft	369 sq.metres
Ground Floor Office and Amenities	536 sq.ft	49.8 sq.metres
Storage/Warehouse	2,314 sq.ft	215 sq.metres
Mezzanine Storage	2,034 sq.ft	189 sq.metres
Total	8,856 sq.ft	823 sq.metres

Rental

£75,000 per annum, plus VAT.

Lease Terms

The property is available by way of a new FRI lease for a minimum period of 5 years.

Building Insurance

The landlord will insure the property and charge this back to the tenant. Full details are available on request.

Rating

As published on the VOA website the property has a rateable value of £69,000. We estimate that the rates payable for the ingoing occupier will be in the region of £35,300 per annum.

Legal Costs

Each party is to be responsible for their own legal costs.

Services

It is understood that all mains services including gas are available to the premises. The unit benefits from 3 phase electricity.

Viewing

Strictly via agents:
Taylor Weaver
James Taylor,
01254 699030

Joint agents:
Morgan Martin
Charles Bell
01772 556666

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