

34 & 34A Ormskirk Road, Preston, PR1 2QP

TO LET



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Use - Office, Retail, Miscellaneous

Size - 1,081 Sq ft

Rent - See schedule

- Four individual city centre retail units
- Parking available in the immediate vicinity
- Next door to brand new Heaton Group 130 apartment building
- Refurbished to high standard throughout



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

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34 & 34A Ormskirk Road, Preston, PR1 2QP

Location

The property is situated in Preston town centre on Ormskirk Road, just off the main ringway.

Surrounding occupiers include Holiday Inn, Preston Bus Station and Preston town centre amenities. The Heaton Group have just completed a brand new 130 apartment complex immediately next door which has increased footfall dramatically past the site.

Preston Market is also a short walk away and there are a number of car parks in the immediate vicinity.

Description

The property comprises four self contained retail units which have been refurbished to a high standard throughout. There is the potential for these retail units to be combined subject to required. Further details available on request.

Plans available on request to illustrate the layout of the premises.

Accommodation

34 & 34A Ormskirk Road	1,081 sq. ft	£15,000 pa (no VAT)
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Tenure

Leasehold

Rental

See schedule

Lease Terms

Available by way of an effective full repairing and insuring lease for a minimum term of 3 years.

Rating

Available on request however the ingoing tenants are advised to make their own enquiries to Preston City Council.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

VAT may be applicable

Services

All mains services are available to the premises. The cost of utilities is the responsibility of the tenant.

Planning

The property has planning consent under Use Class E of the Use Classes Order. In going tenants are to make their own enquiries into this.

Viewing

Strictly through agents

Taylor Weaver
(James Taylor)
01254 699030

