

PRESTON

Sizer Court, Moor Lane, PR1 7DR

RETAIL UNIT TO LET

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Location and Description

The property is well located in a prominent position fronting Moor Lane, at its junction with Victoria Street and Ashmoor Street and close to the North Road (A6) intersection. This is in the heart of the UCLAN campus with Preston City centre being located approximately half a mile to the south.

When completed the property will comprise a self-contained ground floor retail premises, to be handed over in shell specification, with mains water, drainage and electricity.

The premises form part of Sizer Court, a purpose built 4 storey student development comprising a total of 218 self-contained studios. Adjacent to this is Urban Hub, another student residential development with Tesco Express on the ground floor.

Lease Details and Rent

The property is available on a new effective full repairing and insuring lease, for a term to be agreed.

Rent – £32,500 per annum

Accommodation

The building comprises the following approximate gross internal floor area:

FLOOR AREA	SQ FT	SQ M
Ground floor	1,625	151

Business Rates

Rateable Value: To Be Assessed

VAT and Costs

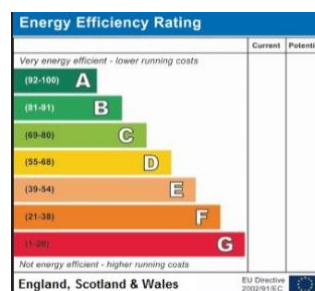
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Each party to be responsible for their own legal costs incurred in any transaction.

Subject to Contract

EPC

A full copy of the EPC is available upon request from the agents.



All Enquiries

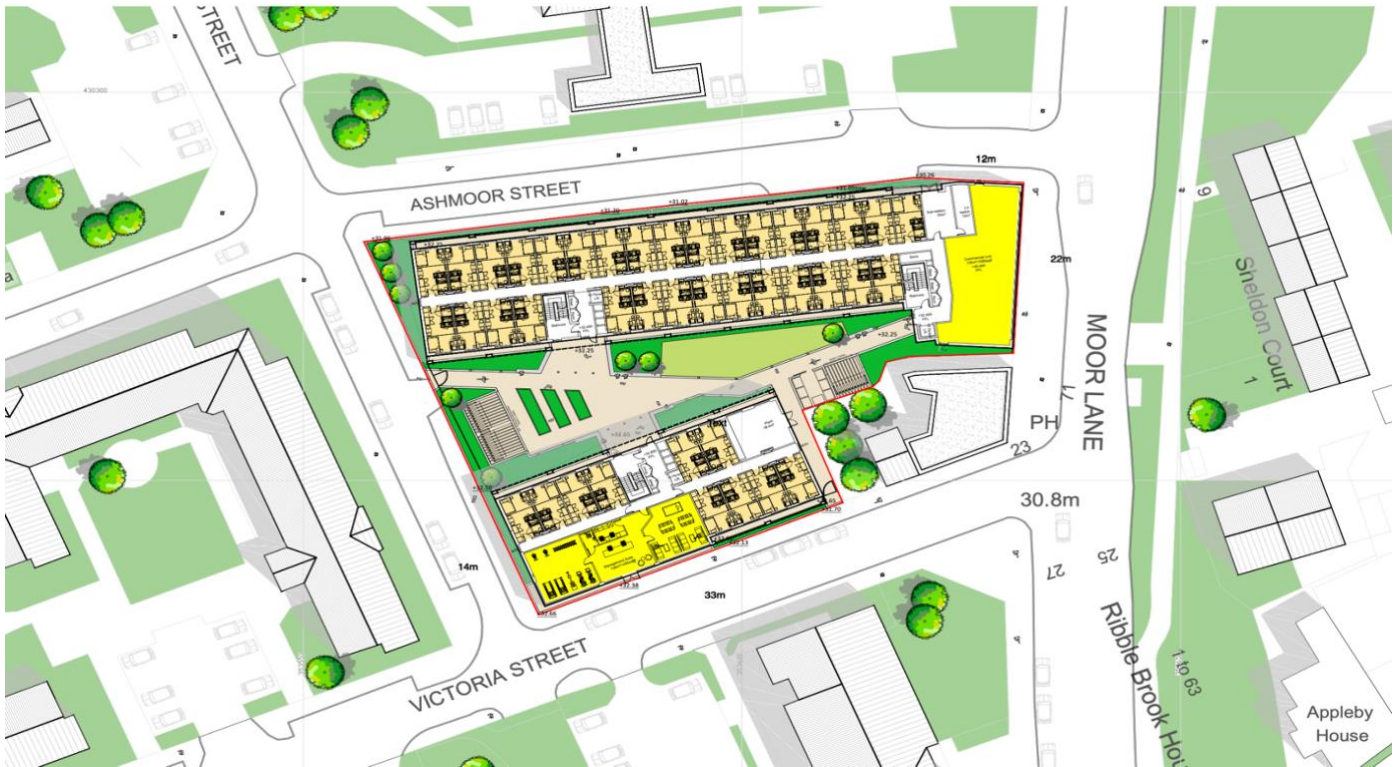
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August 2025. Subject to Contract.

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