

# PRESTON

## RETAIL UNIT TO LET

28 Market Place, PR1 2AR

**LYONS  
THOMPSON  
LETTS**  
PROPERTY CONSULTANTS



### Location and Description

The premises is located in a prominent position fronting Market Place. The property is adjacent to **Home Bargains** and **Fones Hub**, with other nearby **F&B operators** including **Nando's**, **Heavenly Desserts**, **Boo Burger** and **Turtle Bay**.

The property is situated close to the St George's Shopping Centre and Preston Market. There are a number of shopper car parks in close proximity.

### Lease Details and Rent

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

**Rent – £45,000 per annum exclusive**

### Accommodation

The premises are arranged over ground, first, second and third floors comprising the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground Floor	1,566	145
First Floor	1,162	108
Second Floor	613	57
Third Floor	n/a	n/a

### Business Rates

**Rateable Value £41,750.**

Interested parties should make their own enquiries of the VOA regarding the current rates payable for the property.

### VAT and Costs

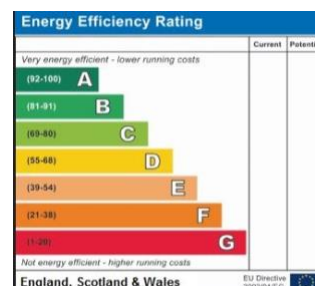
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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

**Subject to Contract & Vacant Possession**

### EPC

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



### All Enquiries

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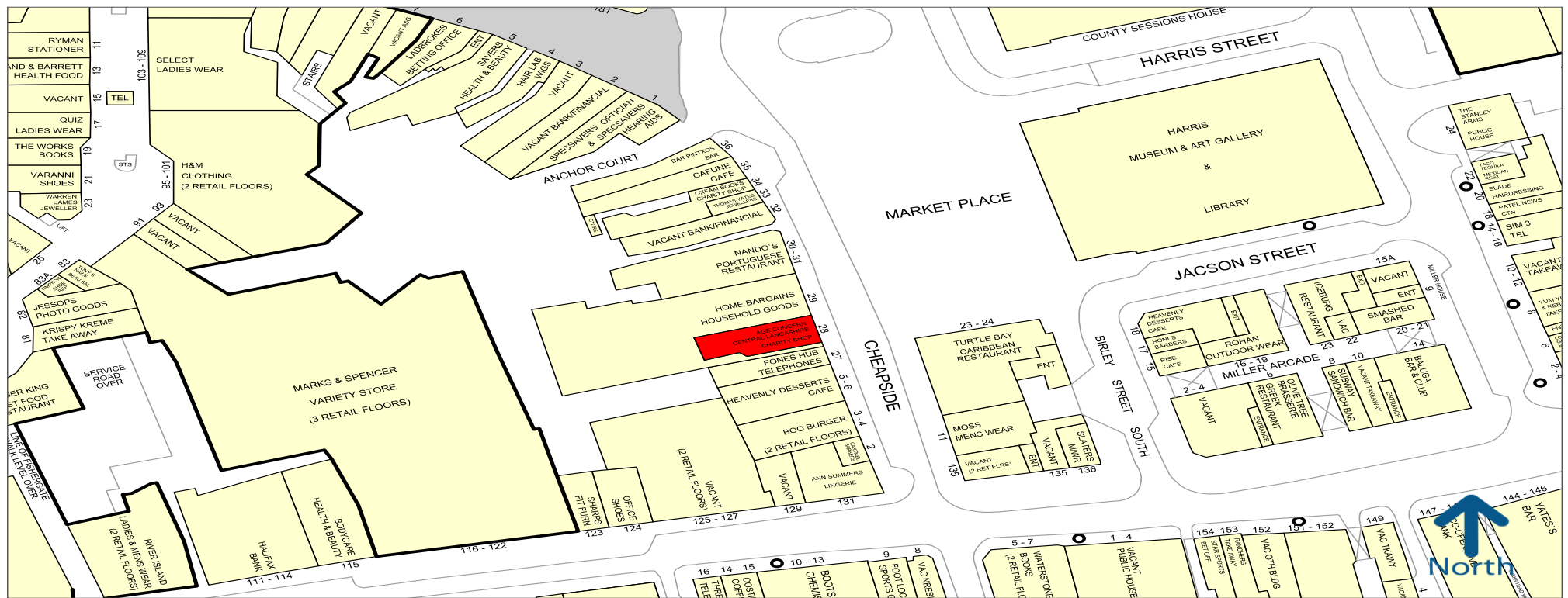
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Preston



50 metres



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September 2022. Subject to Contract.

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