

PRESTON

RETAIL UNIT TO LET

5-6 Cheapside, PR1 2AP

**LYONS
THOMPSON
LETTS**
PROPERTY CONSULTANTS



Location and Description

The premises are located in a prominent high footfall location positing fronting the prime section of Cheapside adjacent to **Boo Burger** and **Moda Hair** close to Fishergate directly opposite **Moss Bros** and **Turtle Bay**. Other nearby occupiers include **Ann Summers**, **Nando's** and **Home Bargains**.

The premises are arranged over ground, first and second floors.

Lease Details

The property is available on a new full repairing and insuring lease, for a term to be agreed, with upwards only rent reviews every 5 years. Subject to obtaining vacant possession.

Rent - £45,000 pax

Accommodation

The unit comprises the following approximate floor areas:

FLOOR AREA	SQ FT	SQ M
Ground floor	1,561	145
First floor	1,352	125.6
Second floor	609	56.5
Cellar	917	85

Business Rates

The premises are assessed for rates as follows:

Rateable Value (2023)- **£34,750**

Interested parties are advised to make their own enquiries with the Local Authority (Tel: 03000 501 501).

VAT and Costs

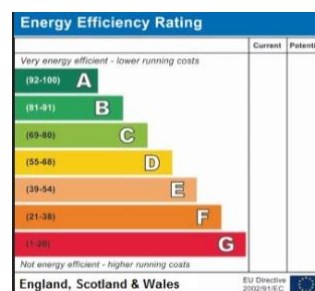
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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



All Enquiries

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0161 260 0063

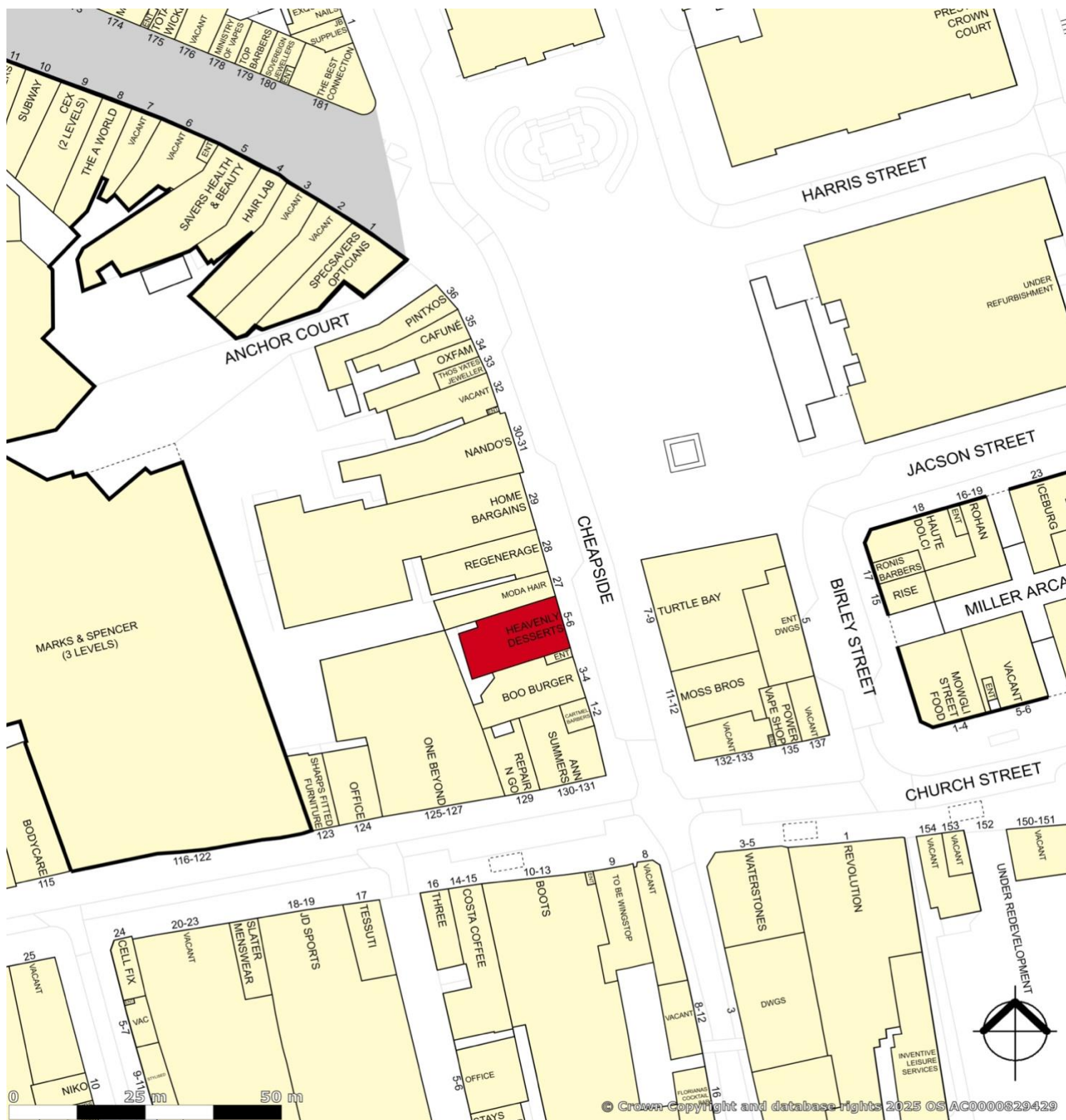
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July 2025. Subject to Contract.

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