

# PRESTON

**TO LET**

**Sizer Court, 75 Moor Lane,  
PR1 1JQ**

**LYONS  
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PROPERTY CONSULTANTS



## Location and Description

The premises form part of Sizer Court, a purpose-built student development comprising a total of 217 self-contained studios designed specifically for UCLan students. Adjacent to this is Urban Hub, a modern student residential development offering 425 fully-furnished studio apartments and ground-floor retail space, including a Tesco Express.

The property occupies a highly prominent position fronting Moor Lane at its junction with Victoria Street and Ashmoor Street, close to the North Road (A6) intersection. This is in the heart of the UCLan campus, with Preston City Centre approximately half a mile to the south. Importantly, the site benefits from its proximity to the brand-new UCLan Veterinary School campus, as well as existing and expanding student accommodation in the immediate area. Upon completion (July 2026), the unit will provide a self-contained ground floor retail premises, offered in shell specification, with mains water, drainage and electricity installed.

## Lease Details and Rent

The premises are available by way of a new effectively full repairing and insuring lease, for a term to be agreed.

**Rent: £32,500 per annum**

## Accommodation

The accommodation comprises the following areas:

NAME	SQ FT	SQ M
<b>Ground</b>	<b>1,504</b>	<b>139.73</b>

## Business Rates

Rates Payable: To Be Assessed

## VAT

Applicable

## EPC

A full copy of the EPC is available upon request

## Money Laundering Regulations

In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

**All Enquiries**

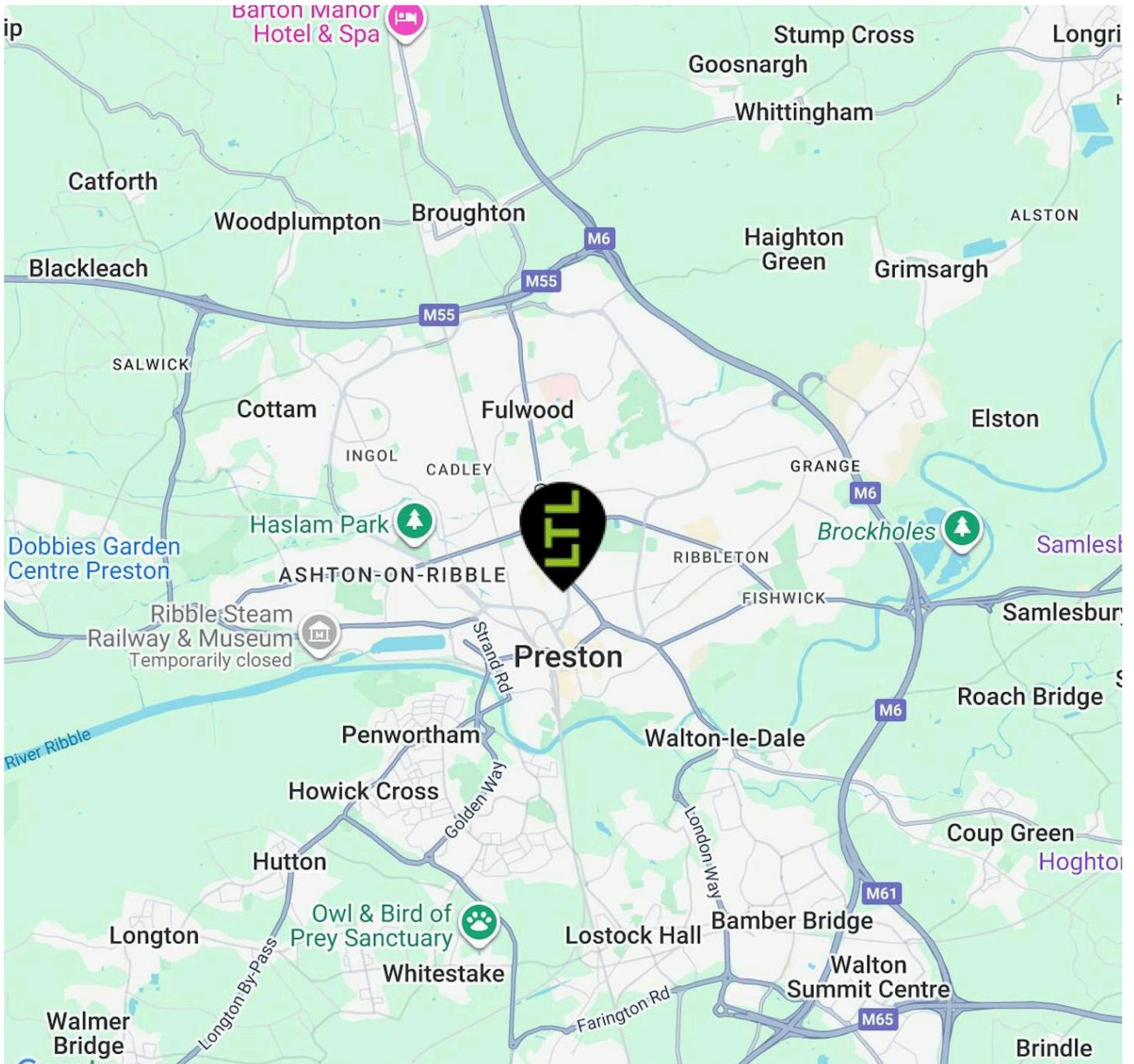
**Richard Lyons**  
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