



15 Fox Street, Preston, PR1 2AB

Fully Licensed Bar

Summary

Tenure	To Let
Available Size	1,500 sq ft / 139.35 sq m
Rent	£25,000 per annum
Rateable Value	£12,500
EPC Rating	C

Key Points

- Excellent Motorway Access (M6, M55, M61, M65)
- Prime City Centre Location
- 3-Bed Accommodation Above
- Ready for Immediate Trade
- 0.5 Miles from Train Station
- £15K Premium for F&Fs
- Near Main Shopping and Leisure Areas
- Suitable for Owner Occupier

Location

The property is located fronting Fox Street within Preston City Centre, adjacent to Fishergate, Preston's main shopping street.

Nearby national occupiers include major retailers such as Marks & Spencer, JD Sports, Caffè Nero and Greggs. There are multiple banks, bars and restaurants within close proximity of the premises.

Excellent transport links are available within the city with multiple bus routes along Fishergate and only 0.5 miles from the major railway station.

Description

We are pleased to bring to the rental market, this ready to trade fully licensed bar premises which is a stones throw from the major high street in Preston City Centre.

Internally the main ground floor space occupies 1,000 square feet with a bar installed and full fixtures and fittings included, within the ground floor there is a spacious cellar, which can be used for internal stores and or kegs stores and beer lines.

The first floor comprises a 3-bed residential property, which is included within our rental/premium prices. The accommodation would benefit from an owner occupier to take over this premises.

All current equipment is provided for the tenant's use and this valuable lease and business opportunity is available for a one off purchase of just £15,000.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,000	92.90
Basement	500	46.45
Total	1,500	139.35

Rental

£25,000 per annum plus VAT.

Premium

A one off premium fee of just £15,000 is required to secure the new lease, business opportunity and use of all fixtures and fittings.

Rateable Value

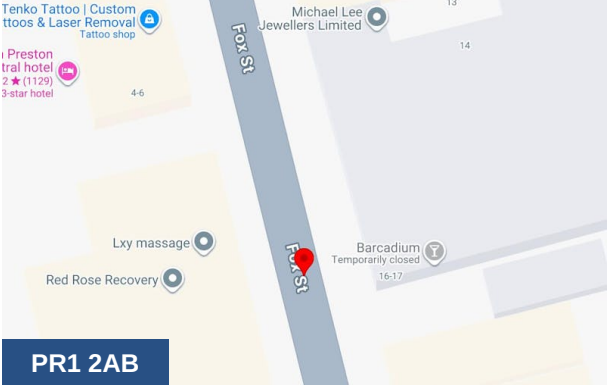
Rateable Value 26/27: £12,500.
Rates Payable For Current Small Business's: £4,775. Qualifying small business will be able to apply for rates relief, we advise interested parties to undertake their own due diligence and seek advise from the local authority.
Rates Payable For Non Qualifying business's: £4,775.

VAT

We are advised that VAT is applicable to the above rental and premium prices.

Lease Term

Available by way of a New Tenants Full Repairing and Insuring Basis for a minimum 5 year term including periodic upward only rent reviews at 3 yearly intervals.



Viewing & Further Information



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