

TRADE COUNTER UNITS

TO LET

STRAND ROAD, PRESTON, PR1 8UY



LOCATION

The site is situated immediately to the rear of Total Fitness which fronts Strand Road (A5072) on the west side of Preston City Centre.

In excess of 20,000 vehicles pass along Strand Road every day.

DESCRIPTION

The development is to comprise 4 trade counter units totalling approximately 13,000 sqft (1,212 sqm) and benefits from over 240 shared car parking spaces.

The unit will be constructed on a steel portal frame to a height of 8.4 metres.

Unit 1	1,506 sqft	
Unit 2	3,530 sqft	
Unit 3	3,530 sqft	
Unit 4	4,475 sqft	UNDER OFFER

PLANNING

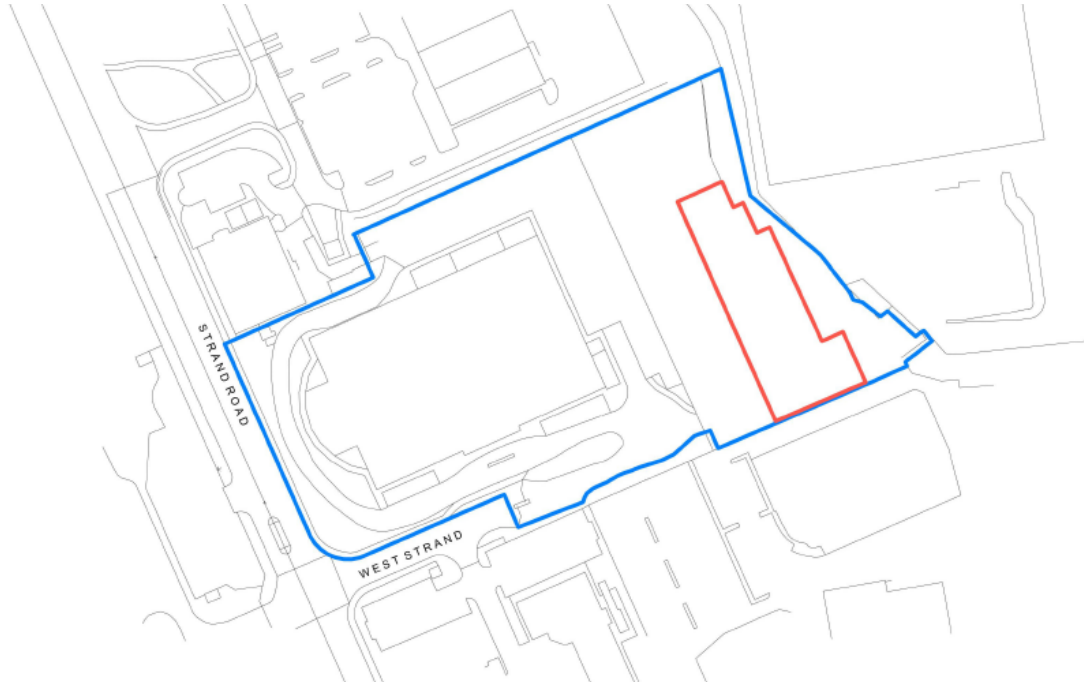
The development was granted planning consent in April 2021.

LEASE TERMS

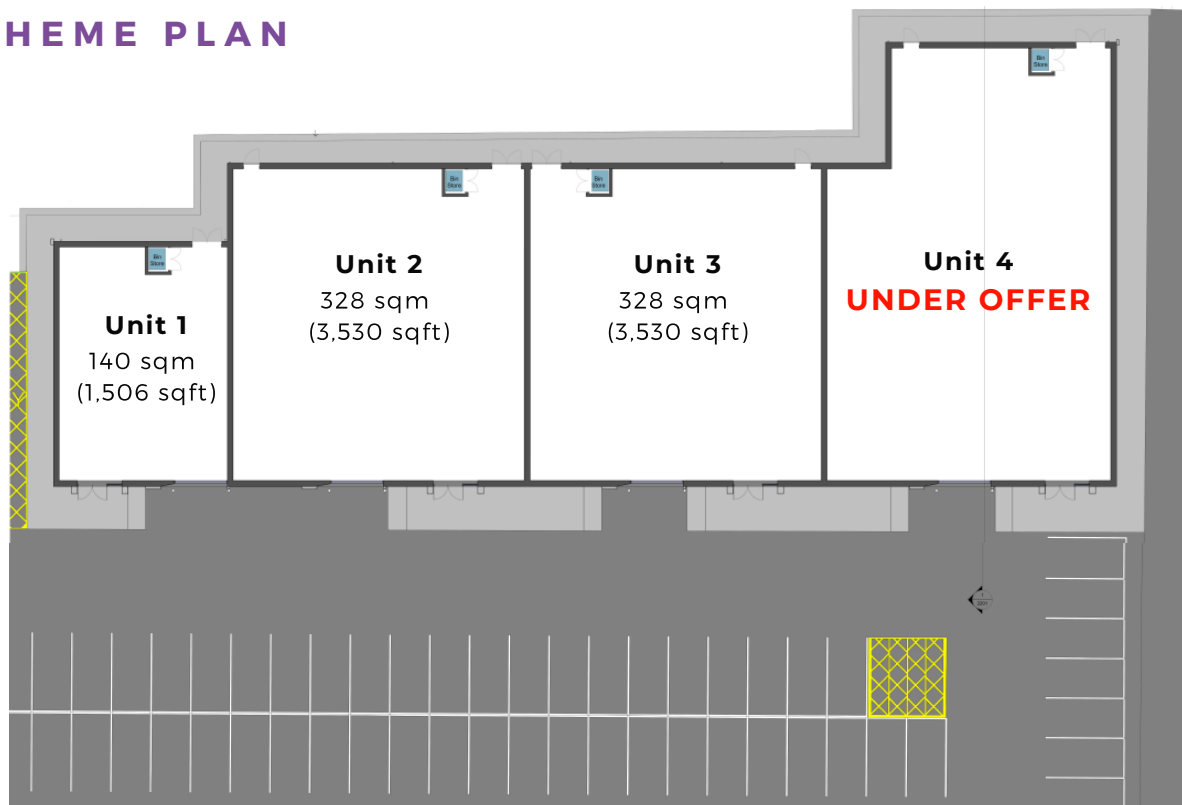
The units are available on a new 10 year full repairing and insuring leases.

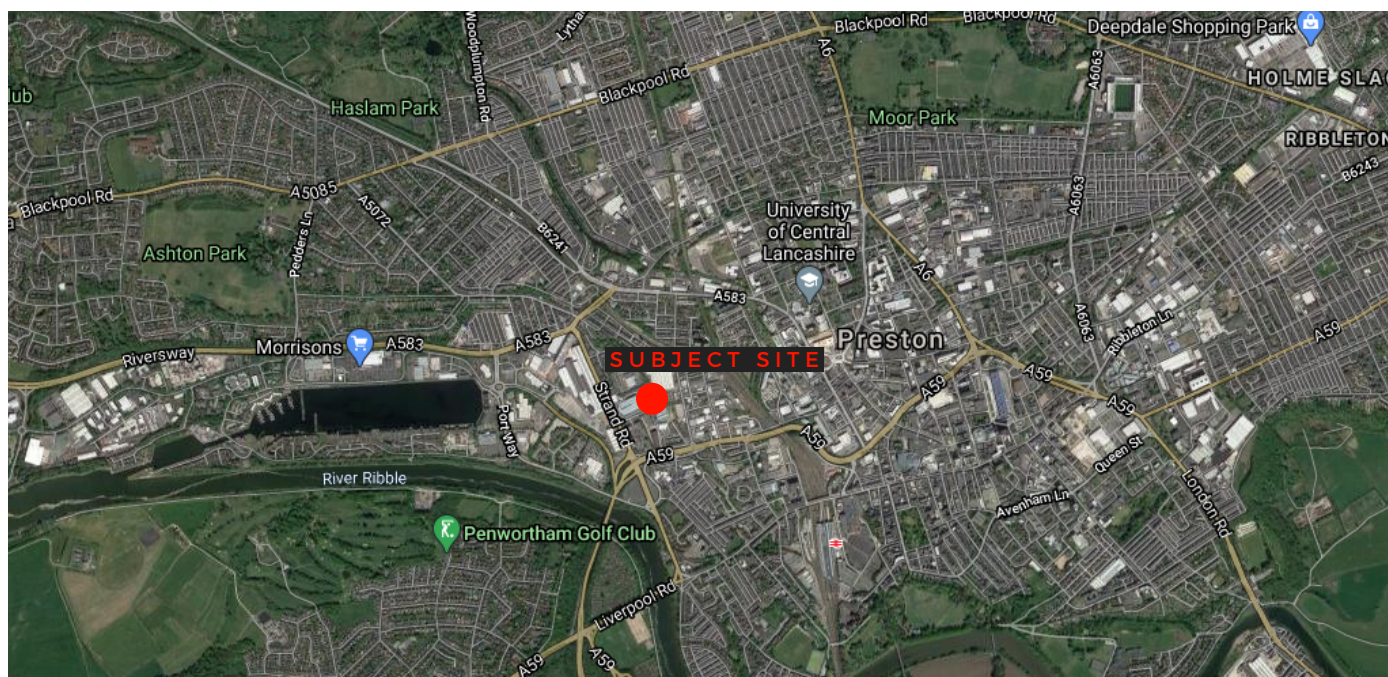
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SITE PLAN



SCHEME PLAN



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RENT

£10.00 per sqft.

RATEABLE VALUE

The premises are not yet assessed for rating purposes.

CODE FOR LEASING BUSINESS PREMISES

Please be aware of the RICS Code for Leasing Business Premises which can be found on www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented.

LEGAL COSTS

Each Party is to be responsible for their own legal costs.

TIMING

It is anticipated that units will be available for occupation by June 2022.

FURTHER INFORMATION

Contact: Stephen Perrett
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SUBJECT TO CONTRACT

JUNE 2021



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WWW.CHEETHAM-MORTIMER.COM