

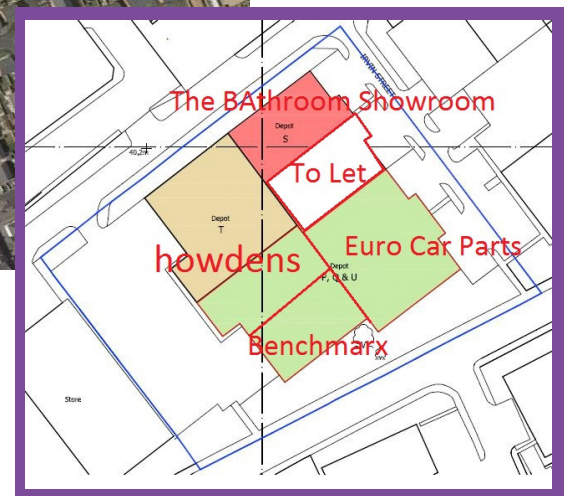
PRESTON CITY CENTRE TRADE PARK UNIT

UNIT 6, IRWIN STREET PRESTON TRADE PARK
RIBBLETON LANE, PRESTON, PR1 5DP



TO
LET

- ◆ Arranged over Ground Floor - 5,391 sqft (500.89 sqm)
- ◆ Self-contained fully refurbished double height framed building
- ◆ Rent of £40,000 per annum



LOCATION

Preston Trade Park is on the edge of Preston city centre, a short distance from the Inner Ring Road. The Trade Park comprises 6 adjoining modern clad Trade Park units with a shared large car park, directly off Ribbleton Lane - The established Trade Park location in the City.

Neighbours on the Park include, Howdens, Benchmarx, Euro Car Parts and The Bathroom Showroom, with Screwfix, B&M, Al Murad all located in close proximity.

ACCOMMODATION

The unit comprises a self-contained fully refurbished double height framed building, with sufficient headroom to introduce a mezzanine if required (subject to planning).

The unit has modern electric roller shutter door access, with separate showroom entrance and a fitted office and separate WC's. It also benefits from gas fired heating, and a private car park for 6 vehicles immediately to the front of the unit.

The unit has the following approximate gross internal area:

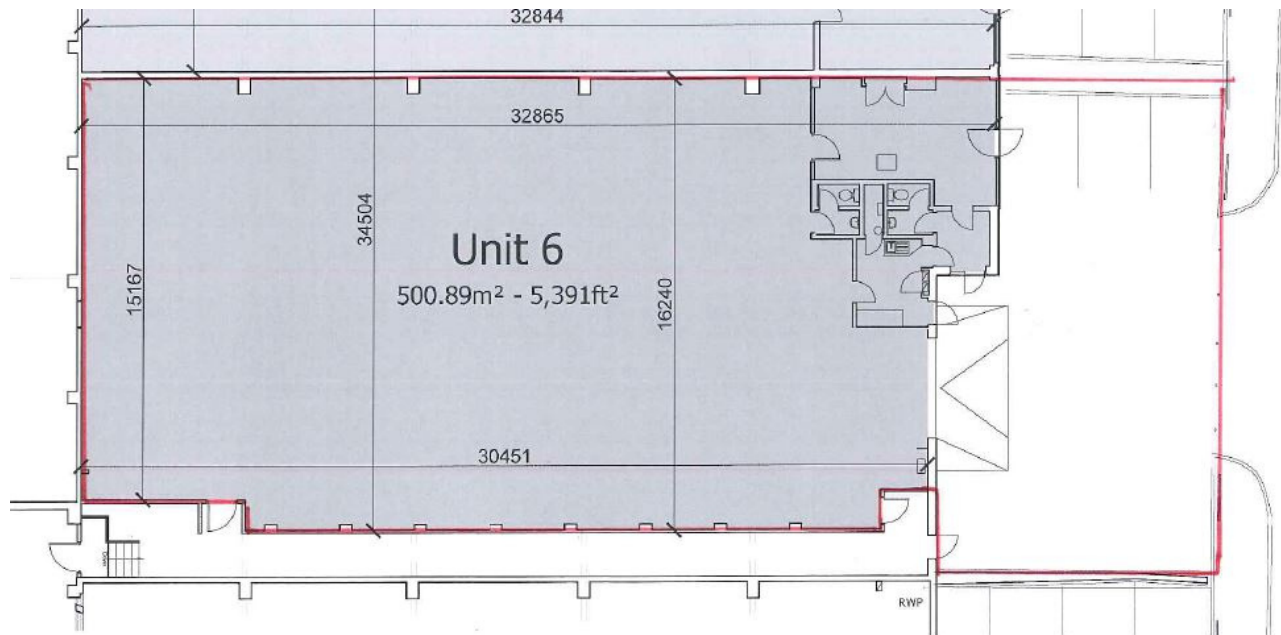
Ground Floor	5,391 sq ft	(500.89 sq m)
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PLANNING

We understand that the property benefits from an existing B8 consent, including trade counter use, and therefore B1 use of up to 235 sq m if required. Interested parties should make their own enquiries with the Local Authority.

RENT

£40,000 per annum plus VAT exclusive of rates and service charge.



RATEABLE VALUE

We understand that the unit has a rateable value of £35,000. Interested parties are advised to verify this information with the Local Rating Authority (www.voa.gov.uk).

SERVICE CHARGE

There is a small annual estate service charge for the maintenance of the car park and insurance of common parts. Further details to be provided.

LEASE TERMS

The property is to be let by way of a new full repairing and insuring lease, for a term of years to be agreed.

LEGAL COSTS

Each party are to be responsible for their own costs incurred in the transaction.

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.


UNIT 6, IRWIN STREET PRESTON TRADE PARK RIBBLETON LANE, PRESTON, PR1 5DP

VIEWINGS

Strictly by appointment with Cheetham & Mortimer
OR KenneyMoore

Contact: Stephen Perrett
Mobile: 07836 339 350
Email: sperrett@cheetham-mortimer.com

Contact: Tim Kenney
Telephone: 01244 345600
Email: tim@kenneymoore.co.uk

Energy Performance Certificate 

Non-Domestic Building

Unit 6
Quild Trading Estate
Ribbleton Lane
PRESTON
PR1 5DP

Certificate Reference Number:
9964-3042-0557-0700-4601

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

89

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity

Building environment: Heating and Natural Ventilation

Total useful floor area (m²): 565

Building complexity (NOS level): 3

Building emission rate (kgCO₂/m²): 47.41

Benchmarks

Buildings similar to this one could have ratings as follows:

24

If newly built

72

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

SUBJECT TO CONTRACT

FEBRUARY 2022

@MRRETAILEXPERT

WWW.CHEETHAM-MORTIMER.COM

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