

Madison Commercial

Commercial Property Consultants

TO LET

PROMINENT LOCK-UP RETAIL UNIT

3 LYTHAM ROAD, FULWOOD, PRESTON PR2 8JE

1,150 ft² (107 m²)



Situation:

Situated approximately 1 mile north of the City Centre, fronting Lytham Road, close to its junction with the A6 Garstang Road, the latter being an arterial route linking Preston with the M55 motorway. The property adjoins Millercare and lies close to a Shell petrol filling station. Other nearby occupiers include a Co-op convenience store, Veltuff Workwear, Clean Street and Baker St Cakes.

Tel: 0161 877 1660

Description:

Mainly 2-storey semi-detached property of brick construction beneath a pitched slate covered roof. The ground floor retail unit is available and extends to 1,150 sq ft (106.8 sq m) approx. The premises provide retail space with full-height glazed frontage to Lytham Road and incorporating rear storage, kitchen and WC.

The first floor flat could be offered in conjunction with the ground floor, if required. Terms for the 2 elements combined on application.

Terms:

Available by way of a new full repairing and insuring lease of negotiable length at £17,500 pa, exclusive of rates and any VAT. Rent payable quarterly in advance.

Rates:

We are advised that the ground floor shop has a Rateable Value of £11,750 within the 2023 Valuation List, producing payable rates of £5,863 pa for 2023/2024. Eligible occupiers may be entitled to Small Business Rate Relief, potentially eliminating any liability for the current financial year. Interested parties are advised to verify all figures with Preston City Council.

Total Floor Area	1,150 ft2 (107 m2)
Rates	GBP 5,863 p/a
Rental	GBP 17,500 p/a

Viewing:

By appointment with Madison Commercial on 0161-877-1660. Email martin@madisoncommercial.co.uk or our joint agents, Morgan Martin - 01772 556666.

Property Misdescription Act 1991 / Misrepresentation Act 1967.

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