

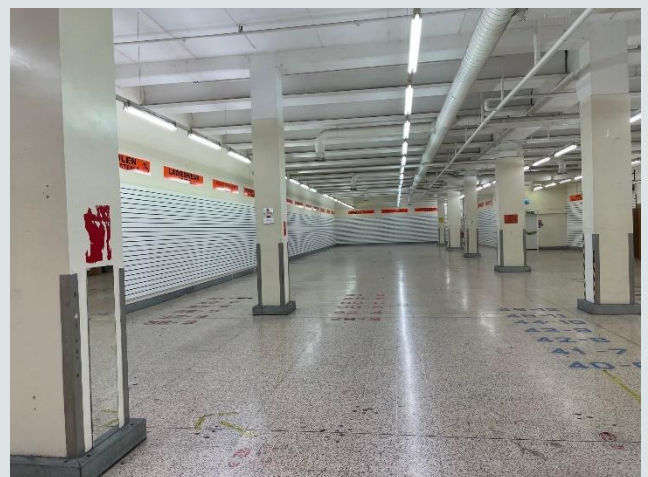


TO LET

GROUND FLOOR SHOP UNIT

Lime House, Lowthian Street, Preston PR1 2JA

- The property occupies a busy trading location in Preston city centre close to the Market Hall
- Comprises a large ground floor retail unit suitable for a variety of uses
- The balance of the ground floor is occupied by Iceland
- Entrance to the sales accommodation is through a lobby shared with Iceland
- Servicing is available from a rear loading yard
- Other retailers nearby on Orchard Street include Greggs, Coral, Greenhalgh's and Card Factory
- The scheme benefits from 460 car parking spaces



Lime House
Lowthian Street
Preston PR1 2JA



Area

Ground Floor Sales 10,800 sq ft (1,004 sq m)

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

On application.

Rates

Rateable Value : £58,500

EPC

D79

Legal costs

Each party to be responsible for their own legal costs.

Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf

We recommend you obtain professional advice if you are not represented

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Viewing

Strictly through the agent:

Andy Moore

t. 0151 242 3152

e. andy.moore@masonowen.com