

# MORGAN

# MARTIN

**TO LET**  
**Three New Retail Units**  
**5-13 Market Street**  
**PRESTON**  
**PR1 1EP**



- **Three new retail units situated in the heart of Preston City Centre**
- **Opposite the recently opened new Market Hall**
- **Units from 300 sq ft (27.87 sq m) to 2,900 sq ft (26.9 sq m)**
- **Available for Immediate Occupation**

Fifteen Cross Street  
Preston  
PR1 3LT

**01772 556666**  
[www.morganmartin.co.uk](http://www.morganmartin.co.uk)

Regulated by



**LOCATION**

The units are situated on Market Street opposite the city's new Market Hall and close to the city's Bus Station, the prime thoroughfare of Fishergate, the Harris Library and the city's Council Offices.

**ACCOMMODATION**

The three units are arranged on ground floor only and provide the following net internal floor areas:

Unit 1:	300 sq ft	(27.87 sq m)	
Unit 2:	2,900 sq ft	(269 sq m)	- This unit can be reduced in size if required.
Unit 3:	710 sq ft	(66 sq m)	

All measurements have been made in accordance with the RICS Code of Measuring Practice.

**RATEABLE VALUE**

The units are yet to be assessed for rating purposes.

**VAT**

The rents will be subject to the addition of VAT at the prevailing rate.

**RENTALS**

Upon application.

**LEASE TERMS**

The units are available on a new effectively full repairing and insuring lease for a term of years to be agreed subject to five yearly upward only rent reviews.

**EPC**

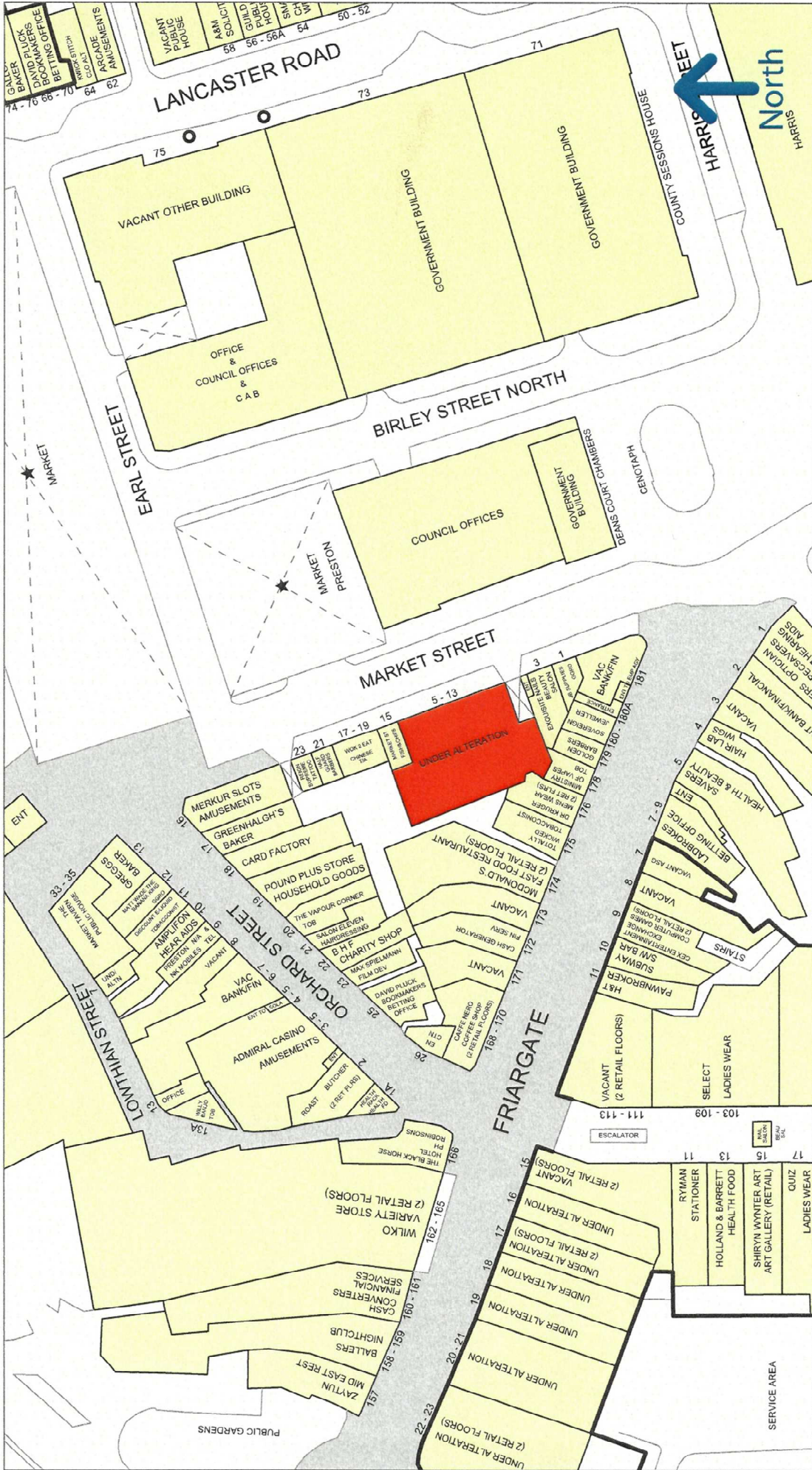
Energy Performance Certificates will be available in due course.

**FURTHER INFORMATION**

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Preston



50 metres

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