

# MORGAN

# MARTIN

**SHOP TO LET  
(MAY SELL)  
32 Market Place  
PRESTON  
PR1 2AR**



**Reduced Rental - £30,000 per annum**

- Potential for A3 (Restaurant / Café) Use
- Adjacent to Nando's, and close to Turtle Bay and Heavenly Desserts
- Opposite the Harris Library & Museum in the heart of the city centre

Fifteen Cross Street  
Preston  
PR1 3LT

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

Regulated by



## LOCATION

The property occupies an excellent position on Market Place opposite the Harris Library and adjacent to Nando's, with other nearby occupiers including Home Bargains, Specsavers, Trespass, Turtle Bay and Heavenly Desserts. Pintxos are due to open imminently.

## ACCOMMODATION

The premises are fitted out to a high standard including suspended ceiling, in-set lighting, air-conditioning and provide the following approximate dimensions and net internal floor areas:

Internal Width:	5.63 m	(18'6")
Shop Depth:	15.97 m	(52'5")
Ground Floor Sales Area:	97.54 sq m	(1,050 sq ft)
First Floor:	95.68 sq m	(1,030 sq ft)

The first floor is open plan, light and airy with a fantastic view to Harris Library & Museum.

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

## RATEABLE VALUE

The property is entered into the Rating List at Rateable Value £24,000.

**Preston City Council are currently offering a 75% retail discount with effect from 1 April 2023. Further details can be obtained from Preston City Council Revenues Department on 01772 906972.**

## LEASE

A new effectively full repairing and insuring lease subject to an upward only rent review at the end of the fifth year.

## RENTAL

Reduced to £30,000 per annum exclusive.

## PRICE

Upon application.

## VAT

VAT is not applicable.

## MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

## EPC

An Energy Performance Certificate is attached – which shows a B rating.

## LEGAL COSTS

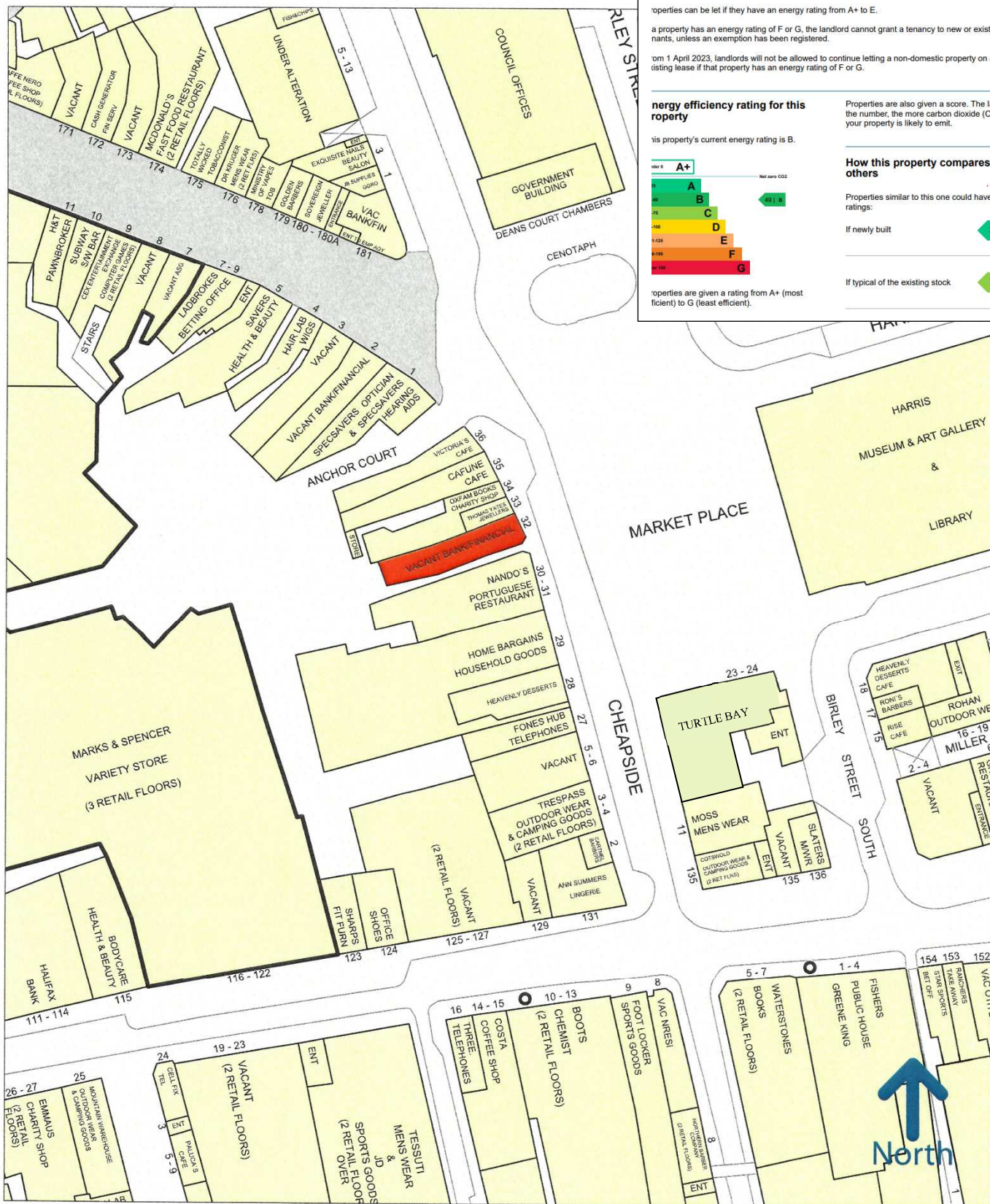
Each party are to be responsible for their own legal costs incurred in the transaction.

## FURTHER INFORMATION

Please contact: Charles D Bell  
Telephone: 01772 556666  
Email: charles@morganmartin.co.uk



Preston



### Energy performance certificate (EPC)

Copal Rating Ltd 32 Market Place PRESTON PR1 2AR	<b>Energy rating</b> <b>B</b>	Valid until: 8 September 2027 Certificate number: 9109-3031-0334-0800-4605
---	----------------------------------	---

Property type: A1/A2 Retail and Financial/Professional services

Total floor area: 279 square metres

### Rules on letting this property

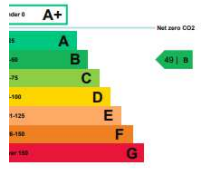
Properties can be let if they have an energy rating from A+ to E.

A property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

### Energy efficiency rating for this property

This property's current energy rating is B.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built: 25 | A

If typical of the existing stock: 73 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

50 metres

Experian Goad Plan Created: 24/08/2021  
Created By: Morgan Martin



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885

For more information on our products and services:  
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011



**Ground Floor**



**First Floor**

For Identification Only

Not to Scale

**Chartered Surveyors**

**Fifteen Cross Street  
Preston  
PR1 3LT**

**MORGAN**

**MARTIN**

**01772 556666**