

# MORGAN

# MARTIN

**Due to Retirement  
TO LET  
37 Lune Street  
PRESTON  
PR1 2NN**



- Exceptionally well fitted out – see photographs attached.
- One of the most prominent locations in Preston city centre.
- Close to a number of city centre public car parks.
- Well established business which has traded in this location for over 30 years.

Fifteen Cross Street  
Preston  
PR1 3LT

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

Regulated by  
  
RICS

## **LOCATION**

An extremely prominent corner location in the heart of Preston city centre on Lune Street, only a short walk to the prime shopping street of Fishergate, and in close proximity to a number of public car parks, the train station and UCLAN.

## **DESCRIPTION**

The accommodation is arranged over ground and first floor, together with basement. It is fitted out as a high-quality hairdressing salon, to include modern uPVC shop front, fully tiled sales area, high quality lighting, throughout and comfort cooling. On the first floor there is further sales accommodation, an office, kitchen, and WC. The premises provide the following net internal floor areas:

Ground floor sales:	575 sq ft	(53.2 sqm)
First floor:	550 sq ft	(51.2 sqm)
Basement:	<u>265 sq ft</u>	<u>(24.7 sqm)</u>
	1,390 sq ft	(129.1 sqm)

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 £5,700.00.

## **LEASE**

The premises are available on the basis of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to 3 yearly upward only rent reviews.

## **RENTAL**

£18,500 per annum.

## **BUSINESS/FIXTURES & FITTINGS**

The business and all fixtures and fittings are available by way of separate negotiation. Full details available upon request.

## **VAT**

All rents and prices quoted are, or may be subject to the addition of VAT at the prevailing rate.

## **EPC**

An Energy Performance Certificate is available upon request.

## **LEGAL COSTS**

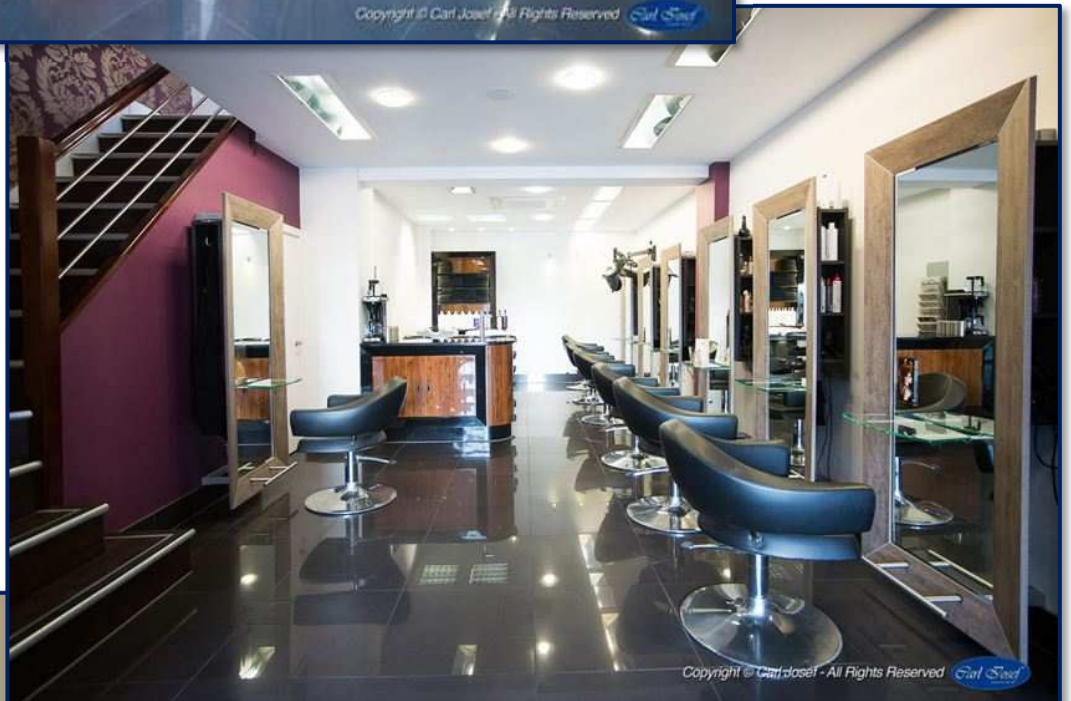
Each party are to be responsible for their own legal costs incurred in the transaction.

## **FURTHER INFORMATION**

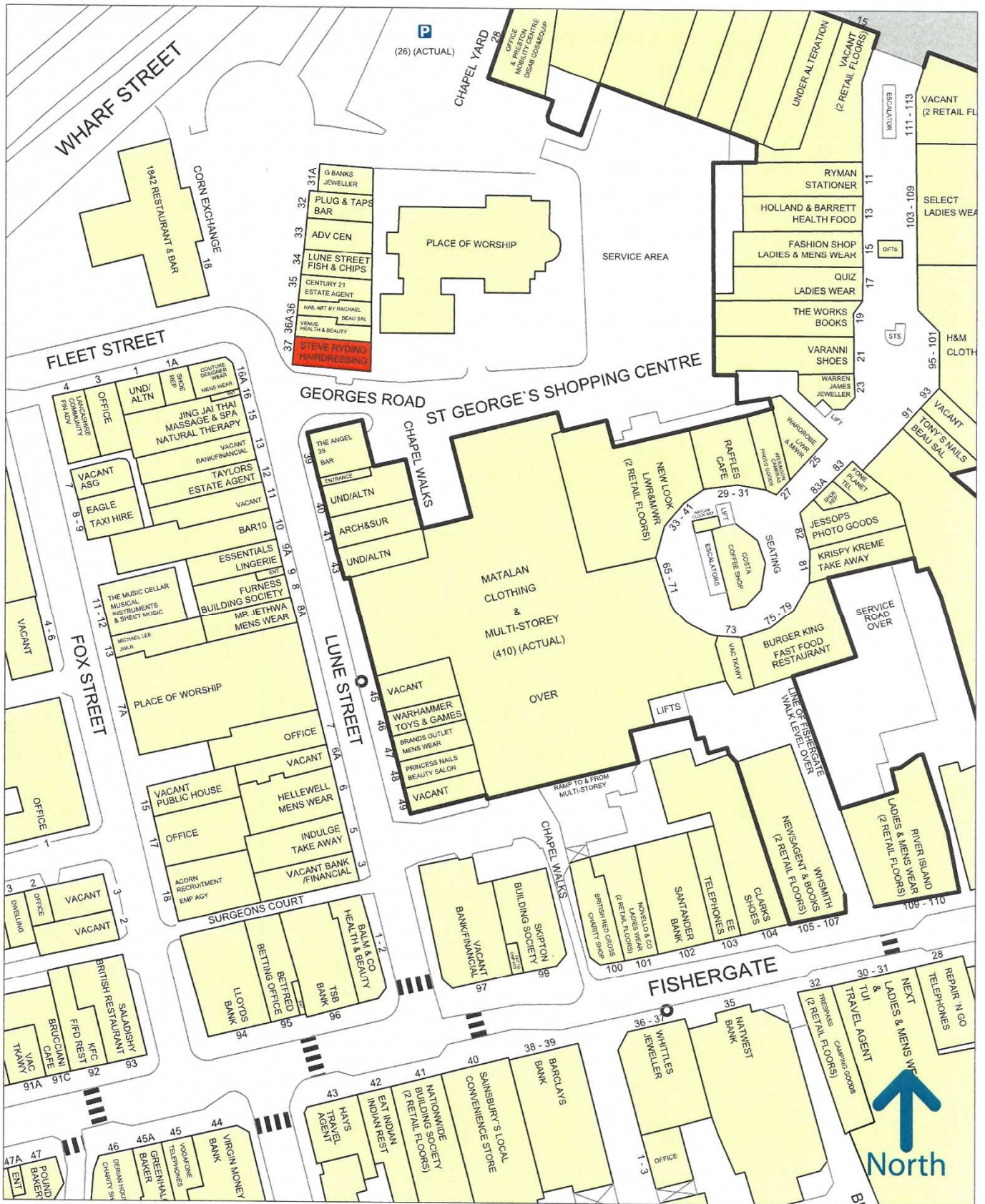
Contact: Charles D. Bell  
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50 metres

Experian Goad Plan Created: 15/06/2023  
Created By: Morgan Martin



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