

MORGAN

MARTIN

TO LET
(By way of a sub-lease)
Class E Unit

Unit 2
66-76 Ribbleton Lane
PRESTON
PR1 5LA



Access from Dunmore Street

LOCATION

The premises from Ribbleton Lane, close to B&M Bargains, Al Murad Tile Showroom, Howdens, Screwfix, Toolstation, Benchmarx, Euro Car Parts, etc.

DESCRIPTION

The property comprises a purpose-built semi-detached unit of steel frame construction which provides clear open space with roller shutter access from Dunmore Street, via a small yard area and pedestrian access to a small area of offices off Ribbleton Lane. The property provides the following gross internal floor area:

5,550 sq ft (510.95 sqm)

RATEABLE VALUE

To be provided.

LEASE

A new sub-lease on full repairing and insuring terms, to expire on 15 June 2027. The sub-lease will be excluded from the provisions of the 1954 Landlord & Tenant Act. A longer lease may be available by negotiation.

RENTAL

£30,000 per annum exclusive.

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 will be available in due course.

FURTHER INFORMATION

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

Or our joint agents:

Contact: Francis Darrah
Telephone: 01603 666630
Email: francis@fdarrah.co.uk

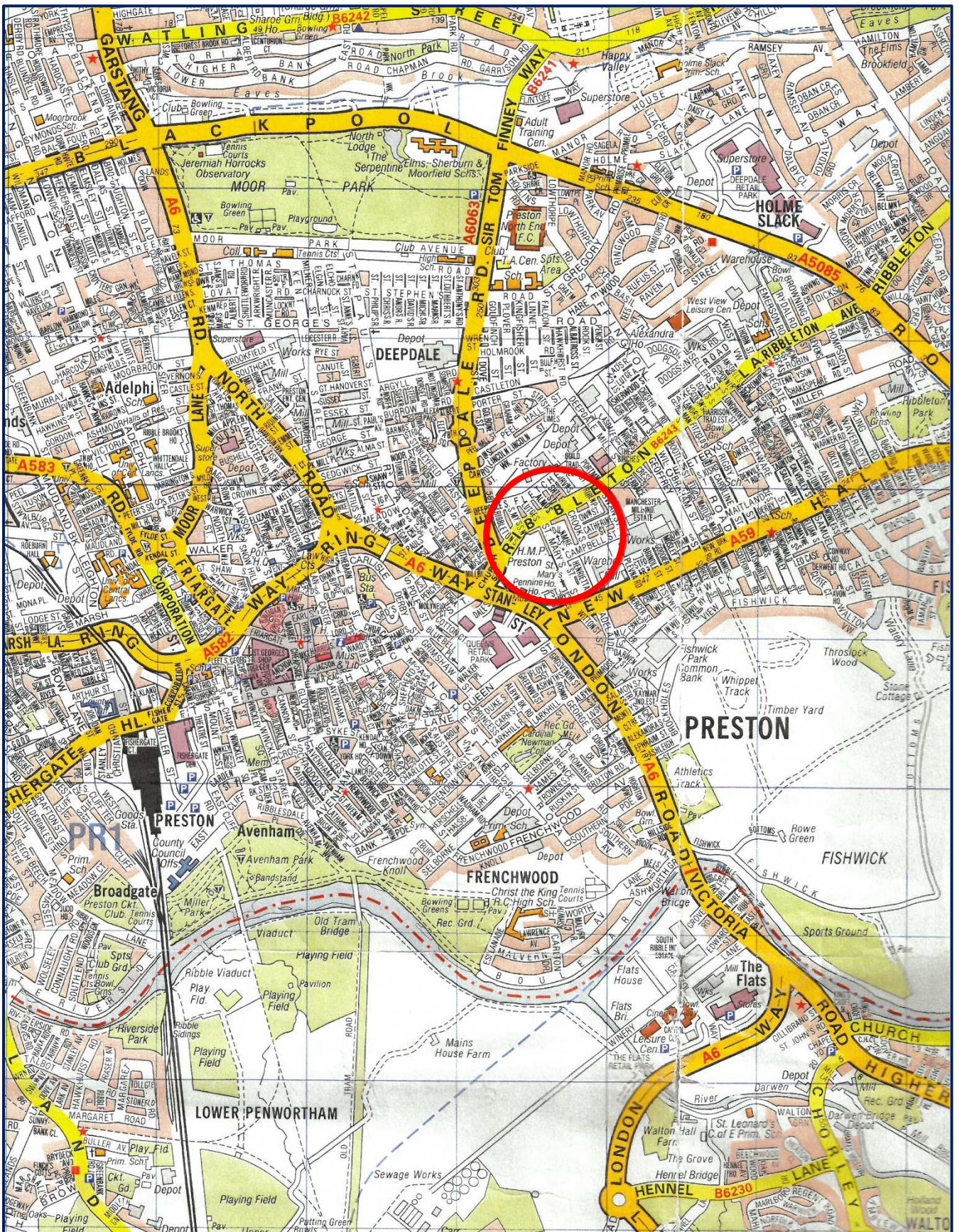
Fifteen Cross Street
Preston
PR1 3LT

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www.morganmartin.co.uk

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RICS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract



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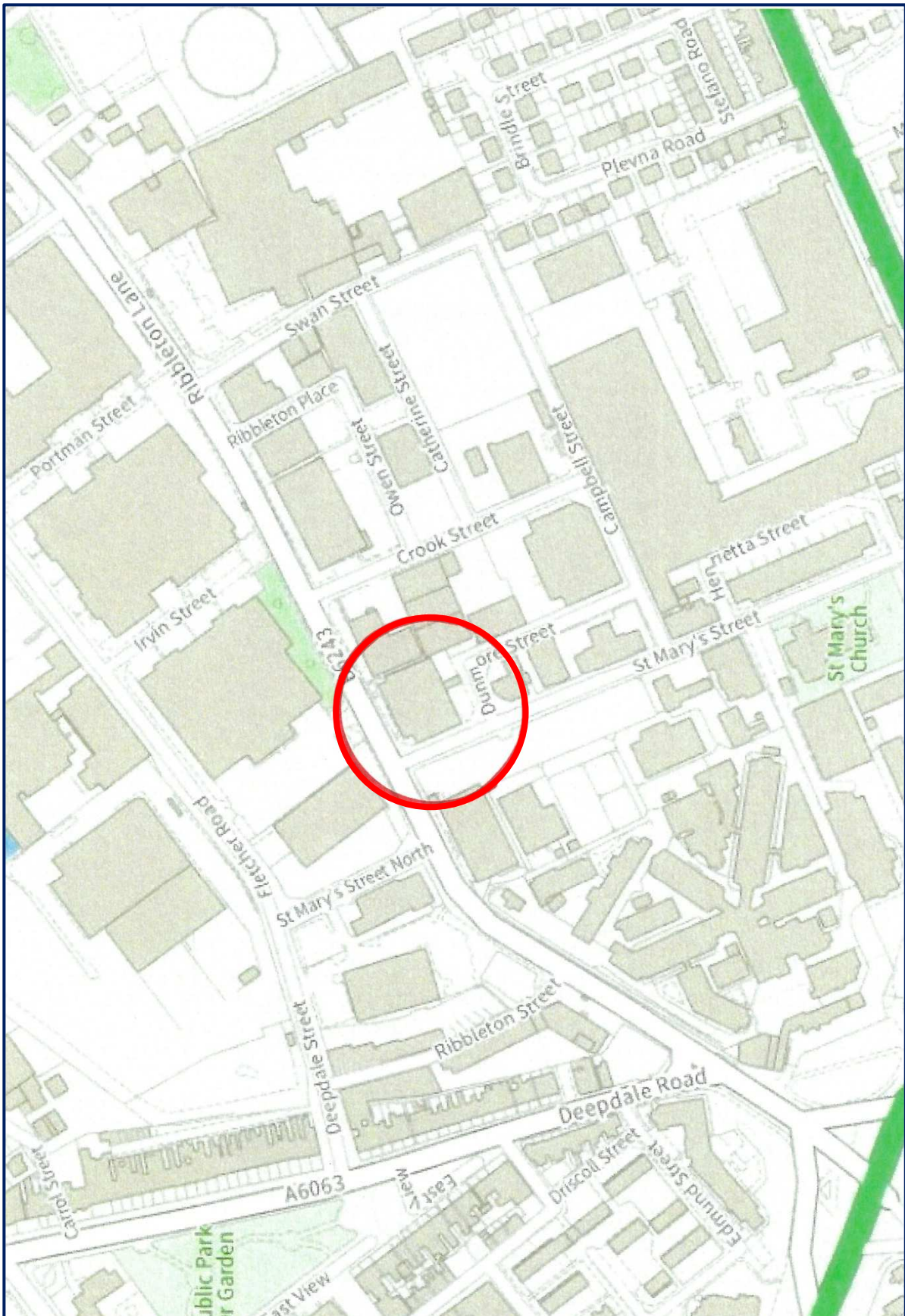
Chartered Surveyors

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