

MORGAN

MARTIN

TO LET

(Subject to Vacant Possession)

Fully-Fitted Restaurant & Function Suite

Hill Street/Seed Street

PRESTON

PR1 2BB



- Well-established restaurant premises trading as an Italian Restaurant for approximately 15 years.
- Located in the centre of Preston opposite the Hill Street public car park and adjacent to the UCLAN campus.
- Nearby occupiers include Wetherspoons, GDK, Kaspas, Bar 1842, as well as a great many local restaurants and bars.
- Total floor area: 8,370 sq ft (77.57 sqm).

Fifteen Cross Street
Preston
PR1 3LT

01772 556666
www.morganmartin.co.uk

Regulated by

RICS

LOCATION

The premises are situated in the heart of Preston city centre, immediately adjacent to the UCLAN campus, and directly opposite the Hill Street public car park. The property forms part of the city centre leisure circuit, and is in close proximity to Wetherspoons, GDK, Kaspas, Bar 1842, as well a number of other smaller, local restaurants and bars.

DESCRIPTION

The property forms part of a larger four-storey building, but has upper ground floor access directly from Seed Street into an attractive entrance hall, bar area and restaurant. The restaurant has been fitted out to a good standard and benefits from fully tiled floors, plastered and painted walls and ceilings, inset LED lighting and air-conditioning, together with a bar area, etc. Beyond this area there is a function area, which is fitted out to a similar high quality.

FLOOR AREAS

The premises provide the following approximate net internal floor areas:

Restaurant/Kitchen/Reception:	3,420 sq ft	(317.7 sqm)
Function Area:	2,390 sq ft	(222 sqm)
Storage Accommodation:	2,500 sq ft	(23.2 sqm)

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

CAR PARKING

To the front of the building and adjacent to the function suite, accessed off Seed Street, there is a small parking area for four/five vehicles.

EQUIPMENT/FIXTURES & FITTINGS

Available by separate negotiation.

RATEABLE VALUE

The property is entered into the Rating List at Rateable Value £44,500.

VAT

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

LEASE

A new full repairing and insuring lease for a term of years to be agreed.

RENTAL

£45,000 per annum exclusive.

EPC

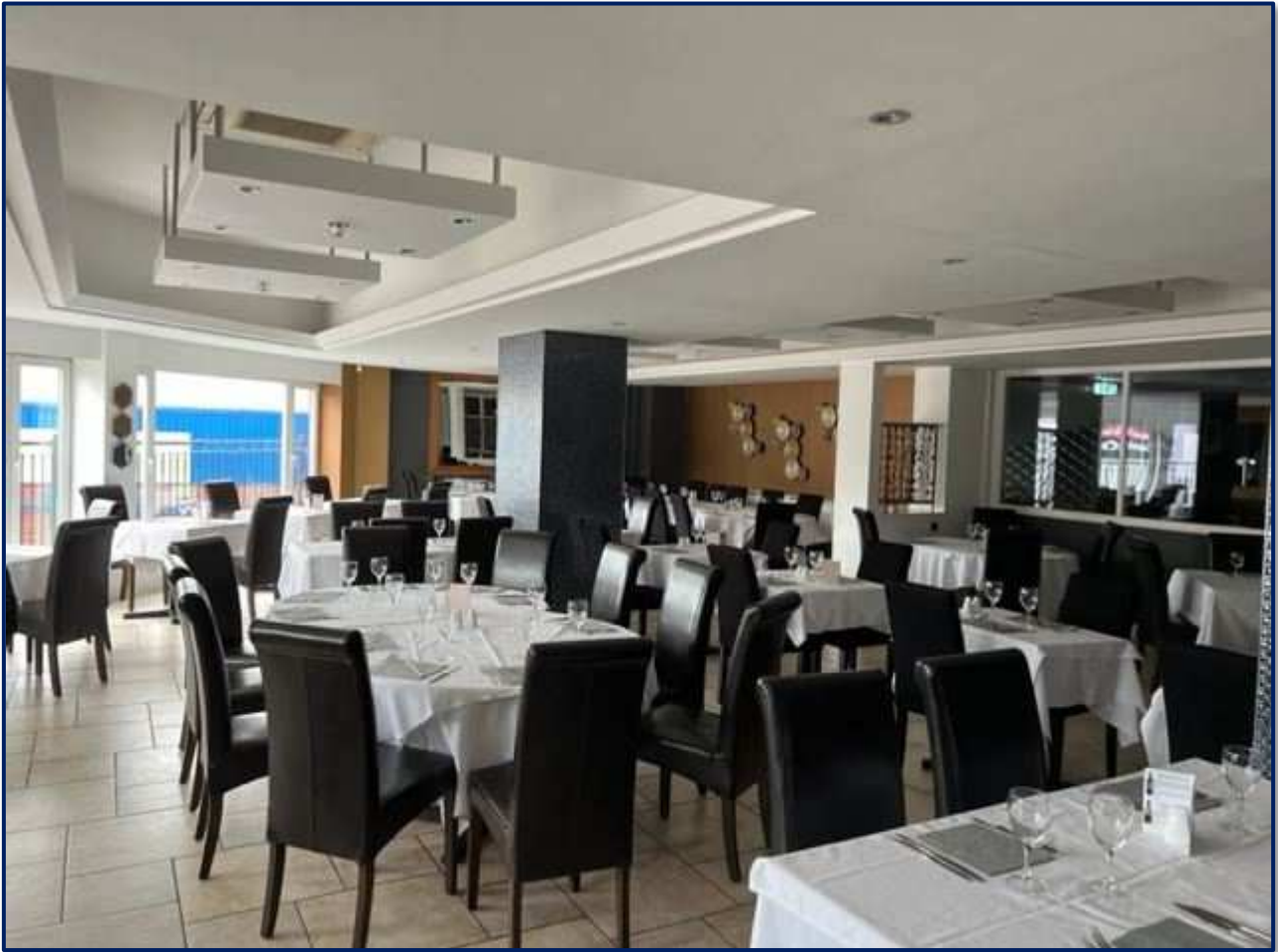
An Energy Performance Certificate will be available in due course.

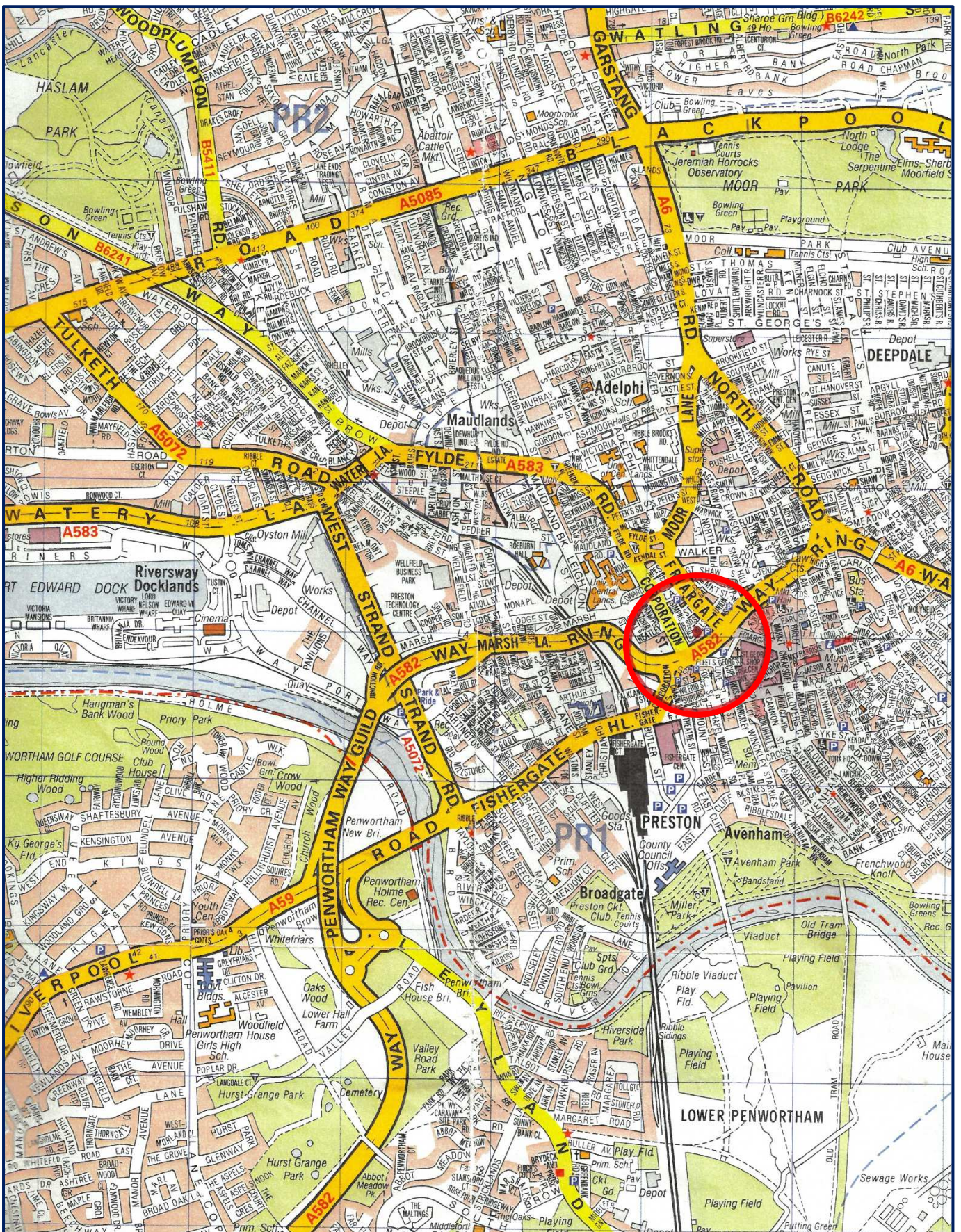
LEGAL COSTS

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

FURTHER INFORMATION

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

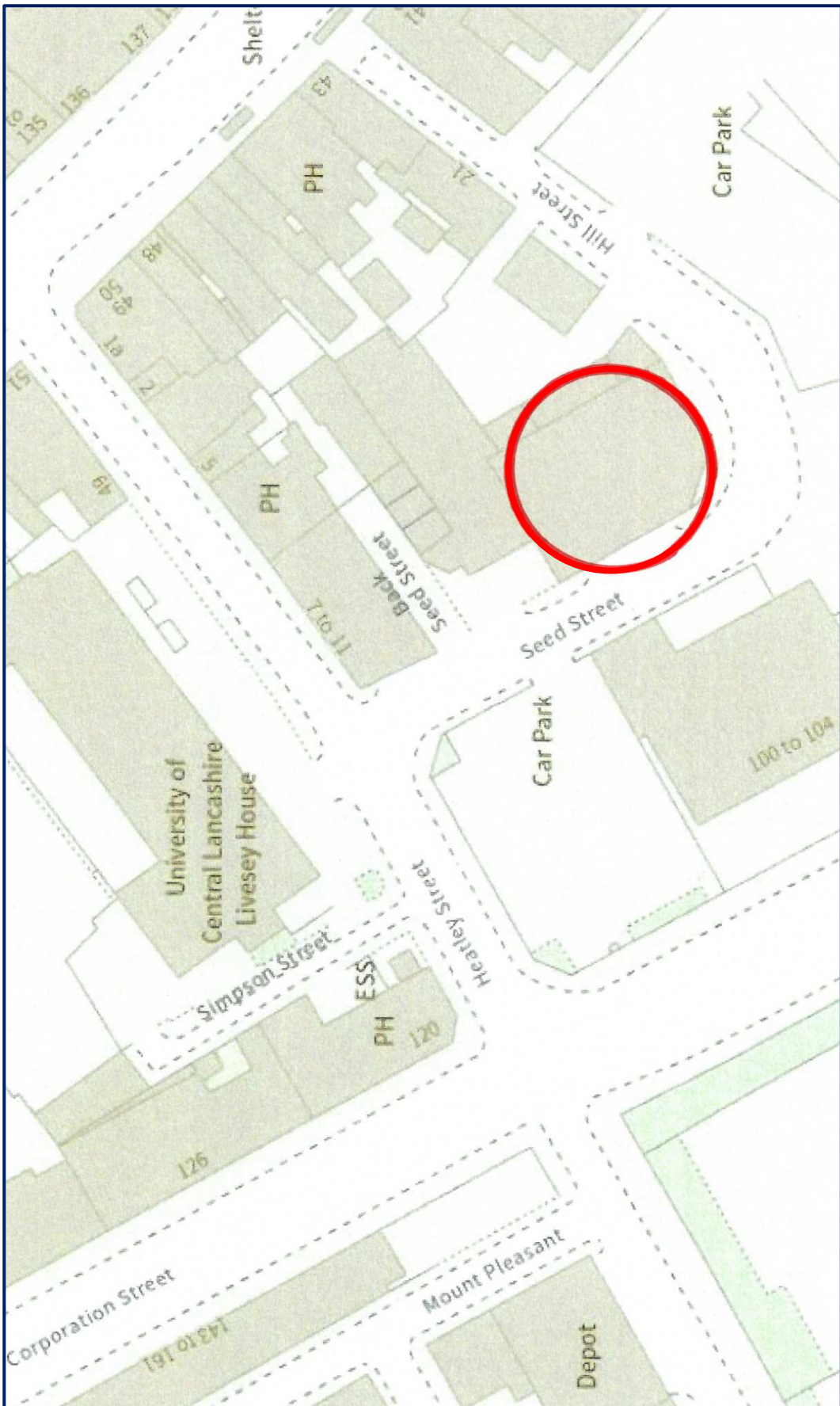




For Identification Only
Not to Scale

Chartered Surveyors
Fifteen Cross Street
Preston
PR1 3LT

MORGAN
MARTIN
01772 556666



For Identification Only

Not to Scale

Chartered Surveyors

**Fifteen Cross Street
Preston
PR1 3LT**

This plan is reproduced from or based upon the Ordnance Survey map with the Sanction of the Controller of HM Stationery Office Crown Copyright Reserved.

MORGAN

MARTIN

01772 556666