

**PRESTON • RIVERSWAY • MORRISONS SUPERMARKET • PR2 2YN**



**HIGHLY PROMINENT EXTERNAL FACING RETAIL UNIT TO LET**

## LOCATION

Preston is a popular and vibrant centre in the heart of Lancashire. The city has a population of 114,300 (Census, 2011) and the wider built up area has a population of 313,322 (ONS). Preston is situated approximately 17 miles south east of Blackpool, 10 miles west of Blackburn and 32 miles north of Manchester.

Morrison's is one of the principal supermarkets in Preston, providing a range of services for the town and surrounding areas. These include but are not limited to: Café, Pharmacy, fishmonger, butcher, baker and laundrette. The wide range of in-store services on offer with long opening hours attracts high footfall from the local catchment.

The supermarket is located in the Riversway area of Preston offers extensive car parking facilities. The **Riversway Retail Park**, home to high profile retailers including **Halfords** and **Bensons for Beds** is nearby. **Odeon Cinemas**, **Starbucks** and **B&M** are also in the vicinity.

The subject premises will be a newly created retail unit with highly prominent frontage at the front of the Supermarket, fronting onto the busy car park.

## TERMS

The unit is available by way of new effective full repairing and insuring lease at a commencing rent of £25,000 per annum exclusive.

The rent is inclusive of service charge and building insurance costs. Further details on request.



## ACCOMODATION

The property is arranged over ground floor and provides the following net internal areas:

Ground Floor Sales | 701 sq ft (65.2 sq m)

## RATING

The premises will require assessing for business rates purposes.

Interested parties are advised to make their own enquiries for an accurate assessment and information regarding any relief which may be available.

## EPC

An EPC will be made available on request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with any letting transaction.

## VAT

All figures quoted are net of VAT but VAT will be payable in respect of this property.

## VIEWINGS

Strictly via prior appointment through the letting agents Rawstron Johnson – 0113 450 7000

email [lawrence@rj-ltd.co.uk](mailto:lawrence@rj-ltd.co.uk)

## SUBJECT TO CONTRACT

