

To Let  
£29,500 p.a. exclusive



# Prominent Two-Storey Retail Unit

2,494 SQ FT (231.69 SQ M)

📍 112-114 DEEPDALE ROAD, PRESTON, PR1 5AR

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Turner Westwell  
Commercial Agents

## KEY FEATURES

- Prominent two-storey retail unit
- Located in a mixed-use area, approx. 1km north-east of Preston City Centre
- Situated opposite Deepdale Pavilions (Home Bargains, Ladbrokes, The Smile Clinic (NHS Dentist))
- Extensive property - suitable for a range of uses, including retail, office, professional and medical services - subject to planning
- Car park/yard to the rear
- Accommodation arranged over ground and first floor (previously utilised as a Pharmacy)
- New lease
- £29,500 per annum exclusive



## LOCATION

The property is prominently located fronting Deepdale Road at its junction with Peel Hall Street, approximately 1km north-east of Preston City Centre and situated directly opposite Deepdale Pavilions, which includes occupiers such as Home Bargains, Ladbrokes and The Smile Clinic.

The immediate vicinity is a very densely populated mixed-use area.

## DESCRIPTION

The property comprises an extensive, end of terraced, double-fronted, two-storey retail property extending to approximately 231.68 sq m (2,494 sq ft).

The accommodation is arranged over ground and first floors and provides for open-plan retail space, plus ancillary storage, offices and staff welfare facilities.

The property benefits from a large display window fronting Deepdale Road, together with parking/loading to the rear.

## ACCOMMODATION

In accordance with the Code of Measuring Practice (6<sup>th</sup> Edition), we have calculated the following approximate Net Internal Areas:

| Description/Floor                         | SQ M          | SQ FT        |
|---|---------------|--------------|
| Ground Floor - Retail, Stores & Ancillary | 154.68        | 1,665        |
| First Floor - Offices, Stores & Welfare   | 77.00         | 829          |
| <b>TOTAL</b>                              | <b>231.68</b> | <b>2,494</b> |

## Services

The mains services connected to the property to include water, gas, electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

## LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

The rental is £29,500 per annum exclusive.

## VAT

VAT is not applicable.

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the **ground floor** to the subject property has a Rateable Value of £14,500, with effect from 1st April 2026. **We have been unable to verify the Rateable Value for the first floor.**

**Interested parties are advised to make their own enquiries with Preston City Council to clarify the rates payable for the property.**

The Standard Retail, Hospitality and Leisure (RHL) Multiplier for the 2026/2027 Financial Year is 0.430 pence in the £, or 0.382 pence in the £ for qualifying small businesses.

## USE

E-class - commercial, business and service. **It is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Preston City Council).**

## EPC

The property has an current Energy Efficiency Rating of E(101). The certificate is valid until 28th January 2033. A full copy of the Report is available upon request.

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## LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

## ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

### Daniel Westwell | Director

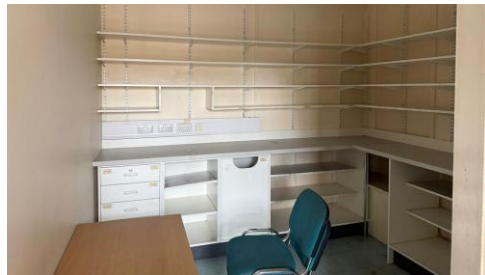
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