

To Let
£11,500 p.a. exclusive



Prominent Two-Storey Retail Premises

1,061 SQ FT (98.57 SQ M)

📍 47 BLACKPOOL ROAD, RIBBLETON, PRESTON, PR2 6BU

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Turner Westwell
Commercial Agents

KEY FEATURES

- Prominent two-storey retail unit
- Former bookmakers premises arranged over two floors
- Open-plan ground floor with a prominent display window fronting Blackpool Road
- First floor with cellular rooms providing office, storage, and ancillary accommodation
- Flexible layout suitable for retail, showroom, food-related, or personal care uses – STPP
- Strong local catchment with substantial nearby residential accommodation
- Close proximity to Preston city centre and major transport links
- Approximately 0.25 miles from Deepdale Retail Park, home to national occupiers including Aldi, McDonald's, Marks & Spencer
- New lease available on terms to be agreed - Incentives available, subject to tenant status and proposed use
- Rent: £11,500 per annum



LOCATION

47 Blackpool Road is situated in Ribbleton, Preston, occupying a prominent position within a mixed-use area. The surrounding neighbourhood comprises a substantial amount of residential accommodation, creating a strong local catchment and a critical mass of potential retail customers.

Preston City Centre is located just a short distance away, providing excellent access to the wider commercial and transport hubs of the area. Deepdale Retail Park is approximately 0.25 miles away, offering a major retail and leisure destination with a variety of national occupiers including Aldi, McDonald's, Marks & Spencer, and a nearby Tesco Superstore.

DESCRIPTION

The property comprises a former bookmakers shop, arranged as a two-storey retail unit of traditional masonry construction, extending to approximately 1,061 sqft.

The ground floor provides open-plan accommodation with a prominent display window fronting Blackpool Road, ideal for retail or showroom uses.

At first floor level, there are a number of cellular rooms providing office, storage, and ancillary areas, offering flexibility for a range of occupiers depending on their operational requirements.

The unit may suit (subject to planning permission) general retail, showroom, food-related operations, or personal care services, benefiting from both the strong local residential catchment and proximity to key retail destinations.

Other adjacent occupiers include Machine Mart, take-aways, convenience stores and a barber-shop.

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.

ACCOMMODATION

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

Description/Floor	SQ M	SQ FT
Ground Floor - Sales	51.31	552
First Floor - Office, Stores & Ancillary	47.30	509
TOTAL	98.61	1,061

A Floor Plan of the ground floor is available to the rear.

LEASE TERMS & RENTAL

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

Rental - £11,500 per annum exclusive.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

USE

The property was previously occupied as a Betting Shop. 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).

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £10,500, with effect from 1st April 2026. 100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Preston City Council).

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

LEGAL COSTS

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

EPC

The property has an current Energy Efficiency Rating of D(93). The certificate is valid until 5th February 2033. A full copy of the Report is available upon request.

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93 D

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

BSc (HONS), MRICS | RICS Registered Valuer

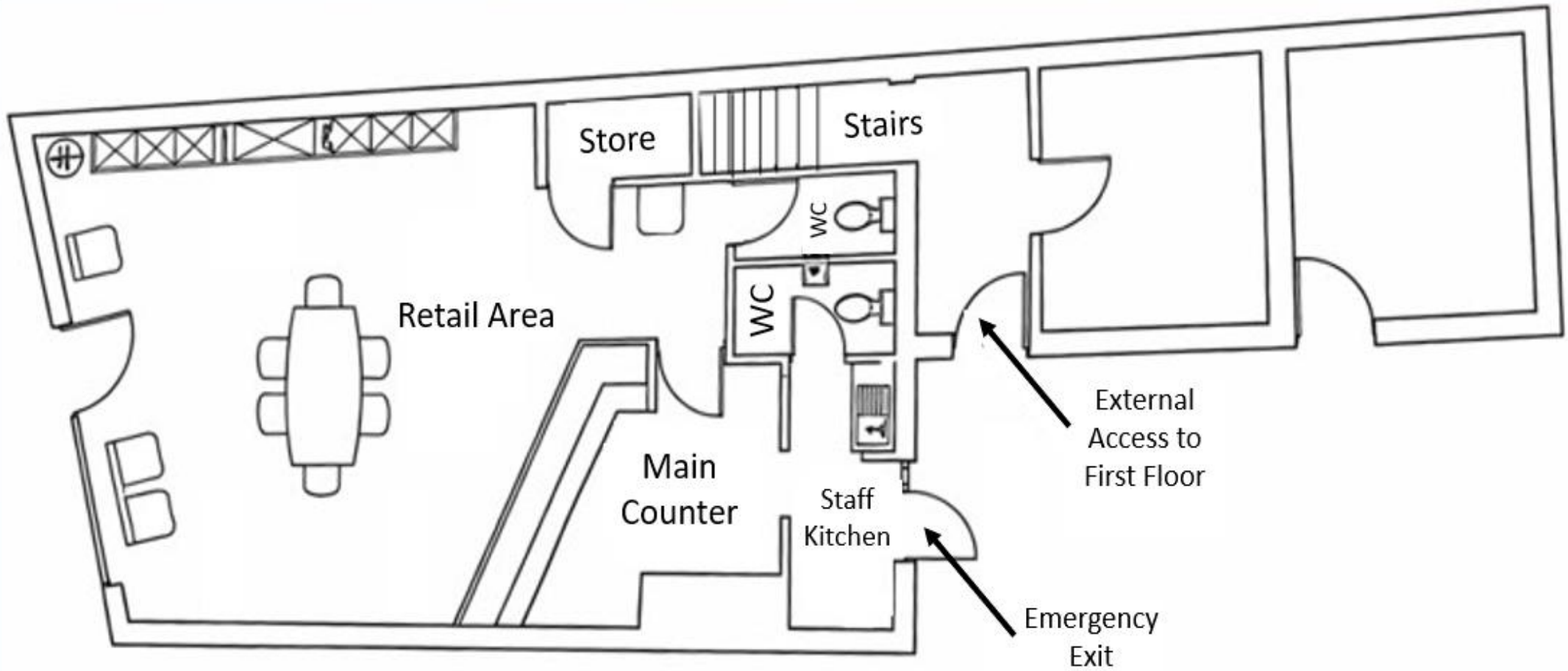
01257 441474 daniel.westwell@turnerwestwell.co.uk

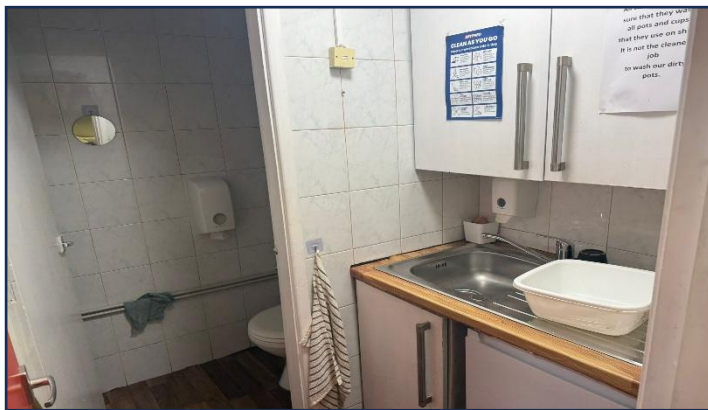
Nathan Broughton | Graduate Surveyor

BSc (Hons)

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GROUND FLOOR PLAN





TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. **TURNER WESTWELL LIMITED** was incorporated on 28 March 2023 with a registered office address based in Chorley.