



## East View

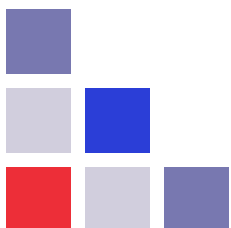
**COMMERCIAL  
TO LET**

Preston PR1 5AS

Hazelwells Commercial offer to let this premises of approximately 5400 sqft (500 sqm) over ground, first and second floors, which has current A3 restaurant use and may be suitable for a number of alternative uses subject to planning permission. Offered with vacant possession. The accommodation is over ground, first and second floors with basement storage. The property has mains gas, electric, water.

Rating assessment as per VOA website: A3 Restaurant and Premises with a rateable value of £23750.00. Interested parties are advised to make enquiries to Preston City Council rating department on 01772 906972.

## Monthly Rental Of £2,500



**Hazelwells**  
sales & lettings

**Reception**  
13' 1" x 21' 11" (3.99m x 6.69m)

**Hallway**  
28' 11" x 6' 4" (8.81m x 1.94m)

**Dining Area / Office**  
30' 2" x 14' 7" (9.19m x 4.45m)

**Kitchen**  
30' 10" x 14' 10" (9.40m x 4.51m)

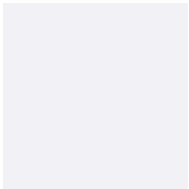
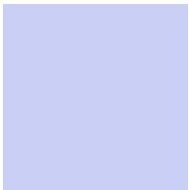
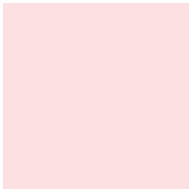
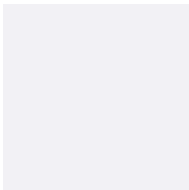
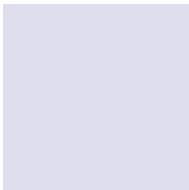
**Annex**  
29' 11" x 14' 2" (9.12m x 4.32m)

**Inner Hall**  
11' 9" x 14' 10" (3.58m x 4.53m)

**Rear Hall**  
7' 3" x 19' 3" (2.20m x 5.88m)

Access to wc's

**Seating Area/Banquet Hall**  
43' 4" x 31' 5" (13.22m x 9.58m)





**First Floor Landing**

12' 0" x 14' 10" (3.66m x 4.53m)

**Inner Landing**

15' 0" x 6' 3" (4.56m x 1.91m)

**WC**

9' 9" x 6' 4" (2.96m x 1.92m)

**WC**

9' 2" x 8' 2" (2.80m x 2.49m)

**Room 1**

30' 4" x 21' 8" (9.25m x 6.61m)

**Room 2**

41' 6" x 15' 10" (12.64m x 4.83m)

**Second Floor**

31' 10" x 12' 7" (9.70 x 3.84m)

**Rent:** £2500 pcm**Term:** Fully Repairing & Insuring Lease for a number of years to be agreed**VAT:** The asking price does not include but may be subject to VAT at the prevailing rate.**Deposit:** TBC

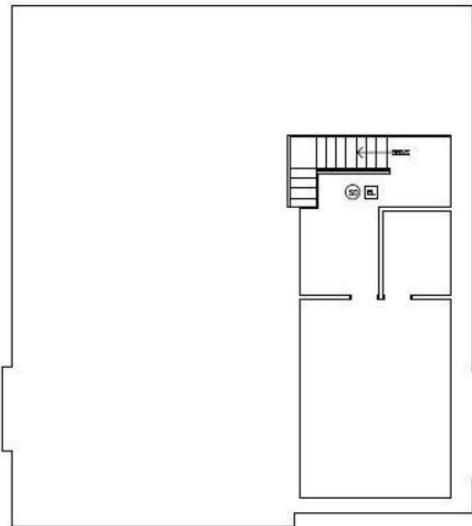
If you are thinking of selling or renting your property why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.



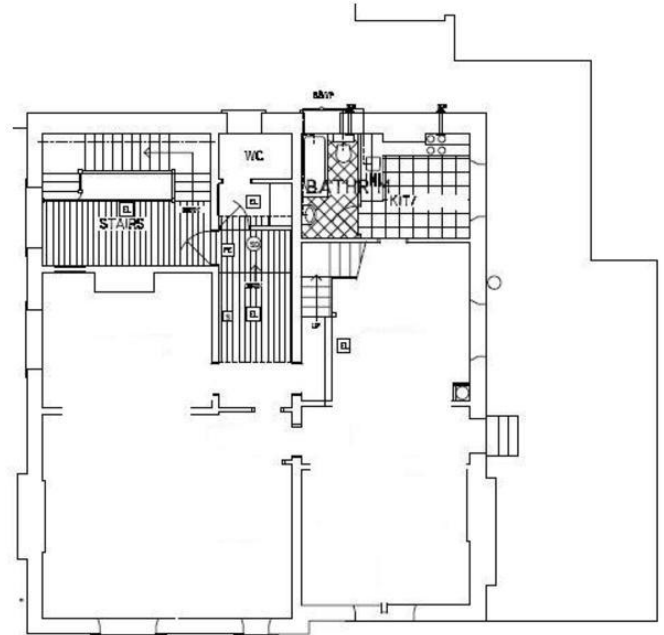
18 EAST VIEW, PRESTON PR1 5AS

FLOORPLAN FOR ILLUSTRATION PURPOSES ONLY

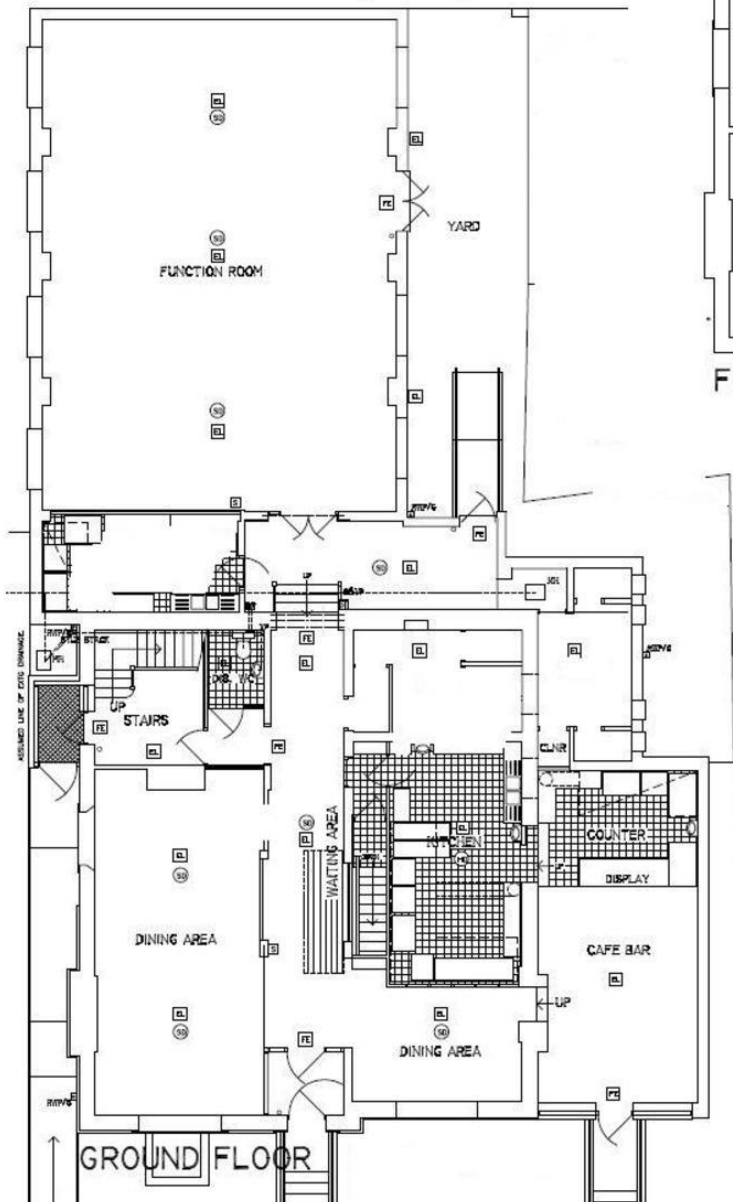
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



BASEMENT