



To Let

Commercial Premises



Cannon Street, Preston

This is a brand new, large commercial premises in the heart of Preston. With a kitchen at the rear, along with great storage space in the basement area, this property won't be on the rental market for long - it even has an alcohol license!

Our Cannon Street commercial unit comes as a core and shell lease agreement, giving new tenants the flexibility to stamp their own imagination into the property.

This unit is perfect for any new or established business wanting to expand.

Accommodation:

Ground Floor | 125 sqm / 1,349 sqft

Asking Rent:

£36,000 per annum.

Additional Costs:

There is a nominal yearly charge for ground rent and service charge.

Business Rates:

Rates need to be re-assessed. All interested parties are to make their own enquiries with the VOA.

EPC available upon request

VAT

If VAT is applicable on this property, it will be at the prevailing rate.

Cannon Street Location

This commercial property is located on Cannon Street, which is an up and coming, vibrant area of town that is about to take off! Lots of new businesses have opened here over the past year, adding to the unit's appeal.

Key features:

- Close proximity to the main shopping area of Fishergate.
- 5-minute walk to Preston Train Station.
- New, busy, vibrant street with new business ventures opening.

24 Cannon Street,
Preston,
Lancashire
PR1 3NR





Cannon Street Floor Plans



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