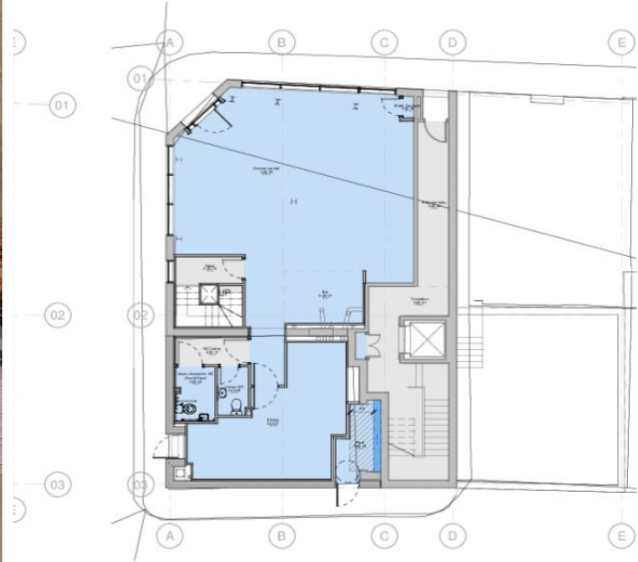


24 Cannon Street, Preston  
PR1 3NR

Ground floor commercial premises  
136.10 SQM (1,465 SQFT)

to let



£29,000 per annum

- Large commercial premises in centre of Preston
- Short walking distance to Fishergate Shopping Centre
- Close proximity to both Preston train station and bus station
- Suitable for a variety of uses subject to necessary consents

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Parkinson Real Estate

4 Winckley Court, Preston PR1 8BU

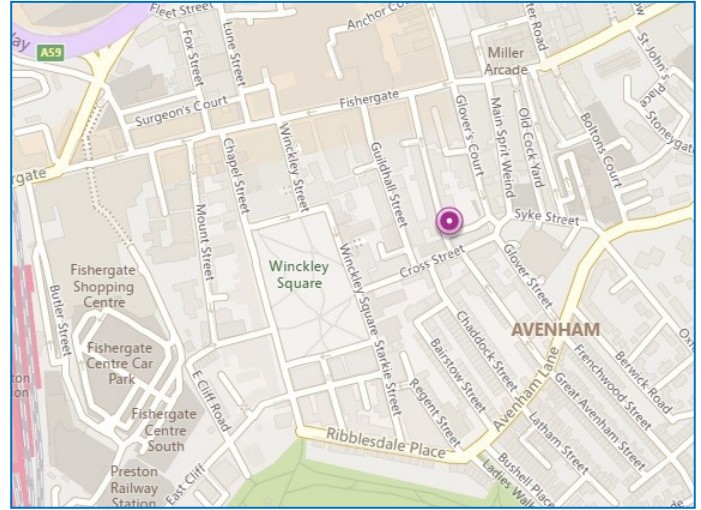
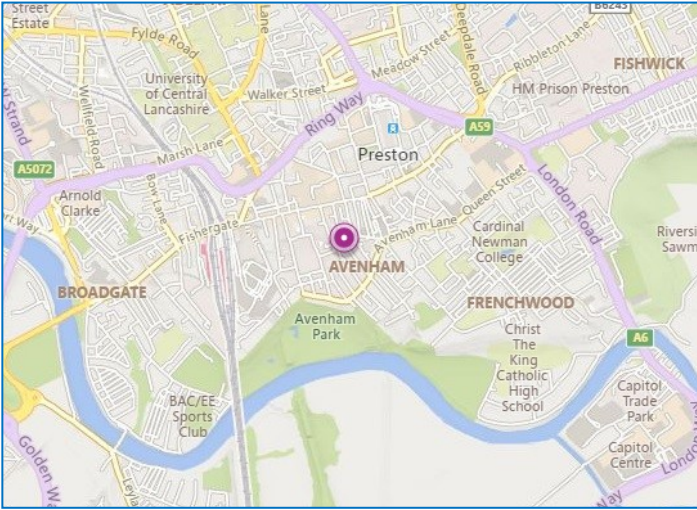


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## Location

The subject is situated to the corner of Syke Street and Cannon Street within the city centre of Preston. This area consists of residential, office and retail buildings and is a short walking distance to Fishergate, the main retailing area of Preston. Also within close proximity are both Preston bus station and Preston train station.

## Description

The subject provides for a brand new, large commercial ground floor unit with a kitchen to the rear, along with ample storage space in the basement. The unit is provided to a shell finish giving new tenants the flexibility to put their own stamp into the property. Ideal for new or established businesses wishing to expand. The unit also benefits an alcohol licence.

## Accommodation

The property provides the following accommodation measured in accordance with RICS guidance.

	SQM	SQFT
Unit	136.10	1,465

## Rating

Interested parties should make their own enquiries to the Local Authority with regards to the rateable value and the rates liability for the unit.

## Services

We understand mains services are connected to the property. Please note that neither service connections nor any appliances will or have been tested.

## Terms

The property is available to let on terms to be negotiated on a full repairing and insuring lease basis. A deposit will be requested

## VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be payable at the prevailing rate. Your legal adviser should verify.

## Rent

£29,000 per annum exclusive

## Planning

The property is considered suitable for a variety of uses including retail, service provision or offices. Interested parties should make their own enquires to ensure that the premises are suitable for their proposed occupation.

## EPC

An Energy Performance Certificate will be made available in due course.

## Legal costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Enquiries & Viewings

Strictly by appointment with the agents  
 Email: [mark.smith@parkinsonre.com](mailto:mark.smith@parkinsonre.com)  
 Tel: 01772 876456

## Subject to contract

June 2024 Ref: AG0762