



CHARTERED SURVEYORS
COMMERCIAL PROPERTY CONSULTANTS

16-18 RIVERSWAY BUSINESS VILLAGE NAVIGATION WAY PRESTON PR2 2YP TEL: 01772 769000 FAX: 01772 760066 WEBSITE: www.pinkus.co.uk

FOR SALE

RETAIL INVESTMENT OPPORTUNITY

23 CANNON STREET PRESTON PR1 3NR



APPROXIMATE TOTAL FLOOR AREA: 125.51 SQ M (1,351 SQ FT)

LOCATION

The property is located on Cannon Street, a secondary retailing location in Preston City Centre close to Fishergate where a number of national retailers are located including Marks and Spencer, Next, JD Sports and BHS.



DESCRIPTION

A mid-terraced, three storey brick built building under a slated pitched roof with recessed entrance and large window frontage.

Internally, the property comprises a café and retail area arranged over the ground and first floor, with additional storage and WC facilities to the basement. It benefits from the following features:

- WC Facilities
- Suspended Ceiling incorporating Fluorescent Lighting
- Basement Storage
- Gas Central Heating

ACCOMMODATION

The property comprises the following approximate net internal floor areas:

5.51 sq m (1,351 sq ft)
2.38 sq m (456 sq ft)
3.80 sq m (471 sq ft)
9.48 sq m (424 sq ft)

LEASE

The property is let by way of a 6 year lease to Maciej Biernat & Natalia Staszkowian, trading as Mystery Tea House, expiring in 7th July 2015. There was a break option in 2012 which was not exercised.

TENANT

Mystery Tea House (<u>www.mysteryteahouse.com</u>) sell specialist teas from around the world together with offering a café with 42 covers, arranged over ground and first floor.

PASSING RENTAL

£9,950 per annum exclusive.

SALE PRICE

Offers invited in excess of £140,000.

VAT

VAT is payable at the prevailing rate.

LEGAL FEES

Each party to be responsible for its own legal costs.

VIEWING

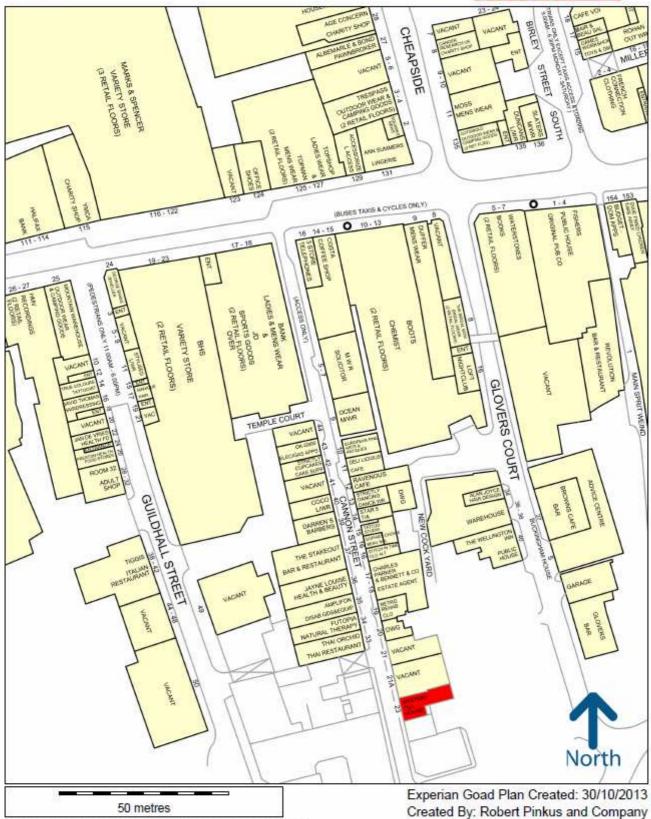
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Energy Performance Certificate Non-Domestic Building

₩ HM Government

Certificate Reference Number 9090-5970-0357-5880-8054

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building; one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.



More energy efficient

At

This is how energy efficient the building is.

A 0-25 B 26-50

C 51-75

E 101-125 F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation

Total useful floor area (m²): 139

Building complexity (NOS level): 3

Building emission rate (kgCO₂/m²): 146.41

Benchmarks



Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Administrative Information

nce Certificate as defined in SI 2007:991 as amended. This is an Energy Perfor

Assessment Softw G-ISBEM Standard v17.0 using calculation engine SBEM v4.1.d.0

Assessor Name: Assessor Number: Accreditation Scheme Guy Shorrock STR0002747 Aldrock Surveyors Limited Employer/Trading Name:

Unit 19 Eanam Wharf, Blackburn, BB1 5BL

Valid Until: 10 Nov 2023 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner

ions for improving the property are contained in Report Reference Number: 9555-4089-0775-0890-8005

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Department's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.

Opportunity to benefit from a Green Deal on this property

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront costs. Use the Green Deal to find trusted advisors who will come to your property, recommend measures that are right for you and help you access a range of accredited installers. Responsibility for repayments stays with the property — whoever pays the energy bills benefits so they are responsible for the payments.

To find out how you could use Green Deal finance to improve your property please call 0300 123 1234.