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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:

Ground floor	39.48 sq m	(424 sq ft)
First floor	43.80 sq m	(471 sq ft)
Basement	42.38 sq m	(456 sq ft)
Total	125.51 sq m	(1,351 sq ft)

LEASE

The property is let by way of a 6 year lease to Maciej Biernat & Natalia Staszkwian, 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 (www.mysteryteahouse.com) 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

Danny Pinkus T: 01772 769000 E: danny@pinkus.co.uk

www.pinkus.co.uk



50 metres

Experian Goad Plan Created: 30/10/2013
 Created By: Robert Pinkus and Company

For more information on our products and services:

www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

Energy Performance Certificate Non-Domestic Building



23, Cannon Street
Preston
PR1 3NR

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.

Energy Performance Asset Rating

More energy efficient



68 This is how energy efficient the building is.

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

Buildings similar to this one could have ratings as follows:
29 If newly built
77 If typical of the existing stock

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

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

Assessment Software: G-ESBEM Standard v17.0 using calculation engine SBEM v4.1.d.0

Property Reference: 555708850000

Assessor Name: Guy Shorrocks

Assessor Number: STRO002747

Accreditation Scheme: Stroma Accreditation

Employer/Trading Name: Aldrock Surveyors Limited

Employer/Trading Address: Unit 19 Earsom Wharf, Blackburn, BB1 5BL

Issue Date: 11 Nov 2013

Valid Until: 10 Nov 2023 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner.

Recommendations 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.