

# PRESTON

## RETAIL UNIT TO LET

The Printworks, Moor Lane, PR1 7DR

**LYONS  
THOMPSON  
LETT**  
PROPERTY CONSULTANTS



### Accommodation

The building comprises the following approximate floor area:

FLOOR AREA	SQ FT	SQ M
<b>Ground floor</b>	<b>1,566</b>	<b>145</b>

### Business Rates

Rateable Value: TBC

### VAT and Costs

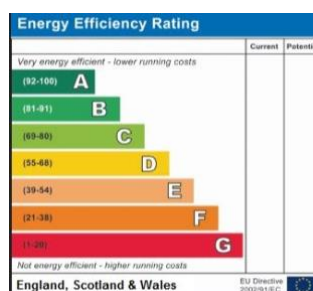
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

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

### Subject to Contract

### EPC

A full copy of the EPC is available upon request from the agents.



### Location and Description

The property is well located in a prominent position fronting Moor Lane, at its junction with Victoria Street and Ashmoor Street and close to the North Road (A6) intersection. This is in the heart of the University campus with Preston City centre being located half a mile to the south.

When completed the property will comprise a self-contained ground floor retail premises, to be handed over in shell specification, with mains water, drainage and electricity.

The premises form part of The Printworks, a purpose built 4 storey student development comprising a total of 218 self-contained studios across two separate buildings. The development is the first all studio student accommodation in Preston. Adjacent to this is Urban Hub, a high quality 425-unit residential development due to complete in late 2022.

### Lease Details and Rent

The property is available on a new full repairing and insuring lease, for a term to be agreed.

**Rent – On Application.**

### All Enquiries

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June 2022. Subject to Contract.

Misrepresentation Act: The agent, for themselves and for the vendors or lessors of this property for whom they act, give notice, that; (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) the agent cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permission for use and occupation and any other details contained herein and prospective purchasers or tenants must not rely on them as statement of fact or representation and must satisfy themselves as to their accuracy; (iii) no employee of the agent has any authority to make any representation or warranty or enter into any contract in relation to the property; (iv) prices/rents quoted in these particulars may be subject to VAT; (v) the agent will not be liable, in negligence or otherwise, for any loss arising from use of these particulars. Any photographs and plans attached to these particulars were correct at the time of production and are for reference, rather than fact.