

MORGAN

MARTIN

FOR SALE/TO LET

Unit 4C Port Way

Riversway

PRESTON

PR2 2YQ

**Class E Unit - Currently Fully Fitted Restaurant
Suitable For A Variety Of Other Uses – Retail/Office**



- **Excellent location adjacent to Odeon Cinema overlooking Preston Marina, close to KFC, McDonalds, Starbucks, etc.**
- **2,875 sq ft (267.26 sqm)**
- **Adjacent parking for 25 cars – further parking close by**

Fifteen Cross Street
Preston
PR1 3LT

01772 556666
www.morganmartin.co.uk

Regulated by

RICS

LOCATION

The property occupies a most prominent position overlooking Preston Marina, adjacent to Odeon Cinema on Portway, which forms part of the Riversway complex, where there are a variety of commercial, retail, food and beverage, and residential properties.

Occupiers on the Riversway development include KFC, McDonalds, Halfords, Pets at Home, Morrisons, DFS, B&M, BMW, Fiat, Starbucks, etc.

DESCRIPTION

The premises comprise a restaurant property which is fully fitted, comprising entrance, reception, large open plan seating area, bar and ancillary customer WCs.

The unit provides the following approximate floor areas:

Ground floor restaurant, kitchen, staff, etc:	267.26 sq m	(2,875 sq ft)
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The above measurements have been made in accordance with the RICS Code of Measuring Practice.

LEASE

The property is available on the basis of a new full repairing and insuring lease for a term of years to be agreed.

RENTAL

£70,000 pa exclusive.

PRICE

£900,000 subject to contract.

BUSINESS RATES

The property is entered in to the Rating List at Rateable Value £76,000.

SERVICE CHARGE

There is a service charge levied to cover the cost of maintenance and management of the wider estate.

VAT

VAT will be payable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

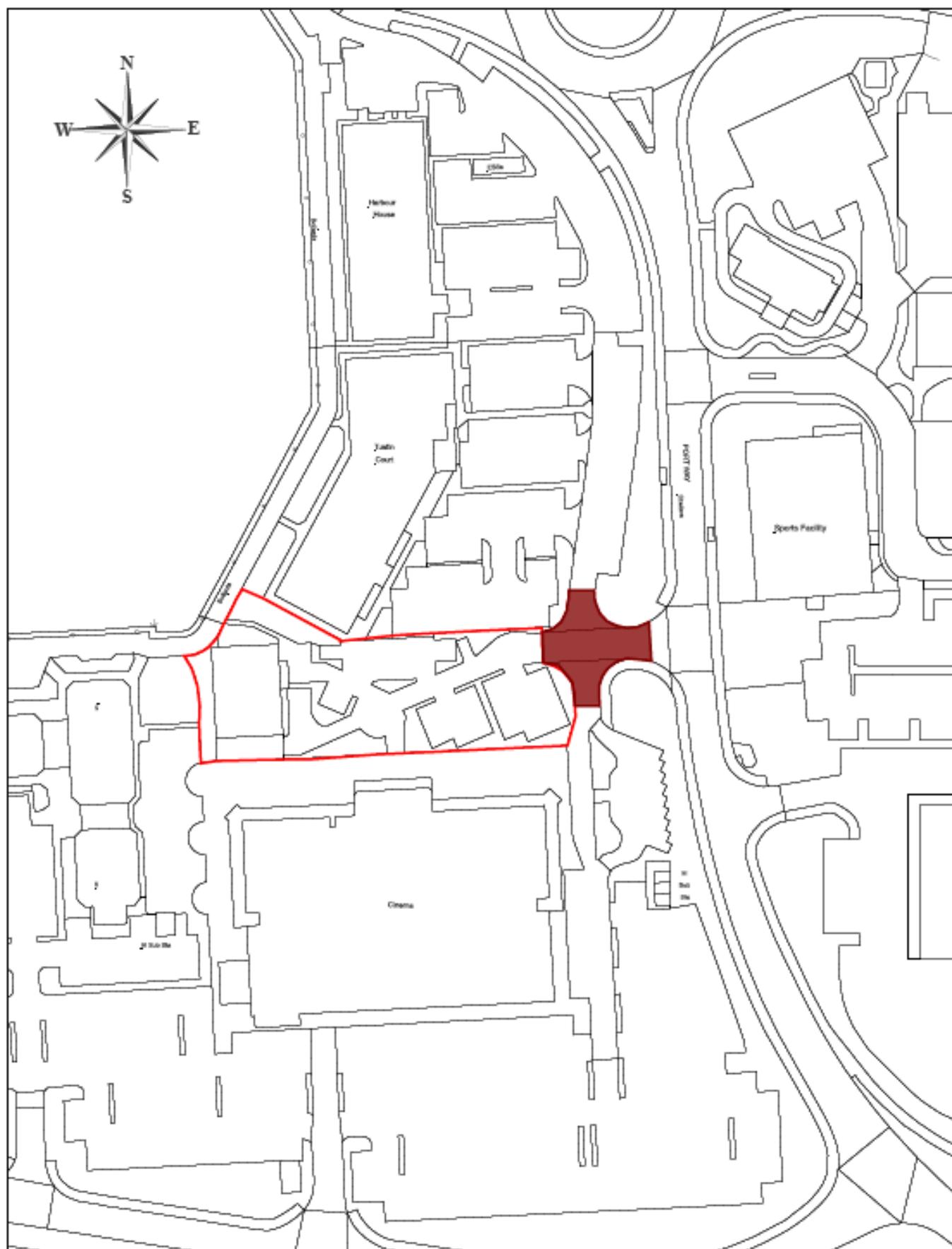
FURTHER INFORMATION

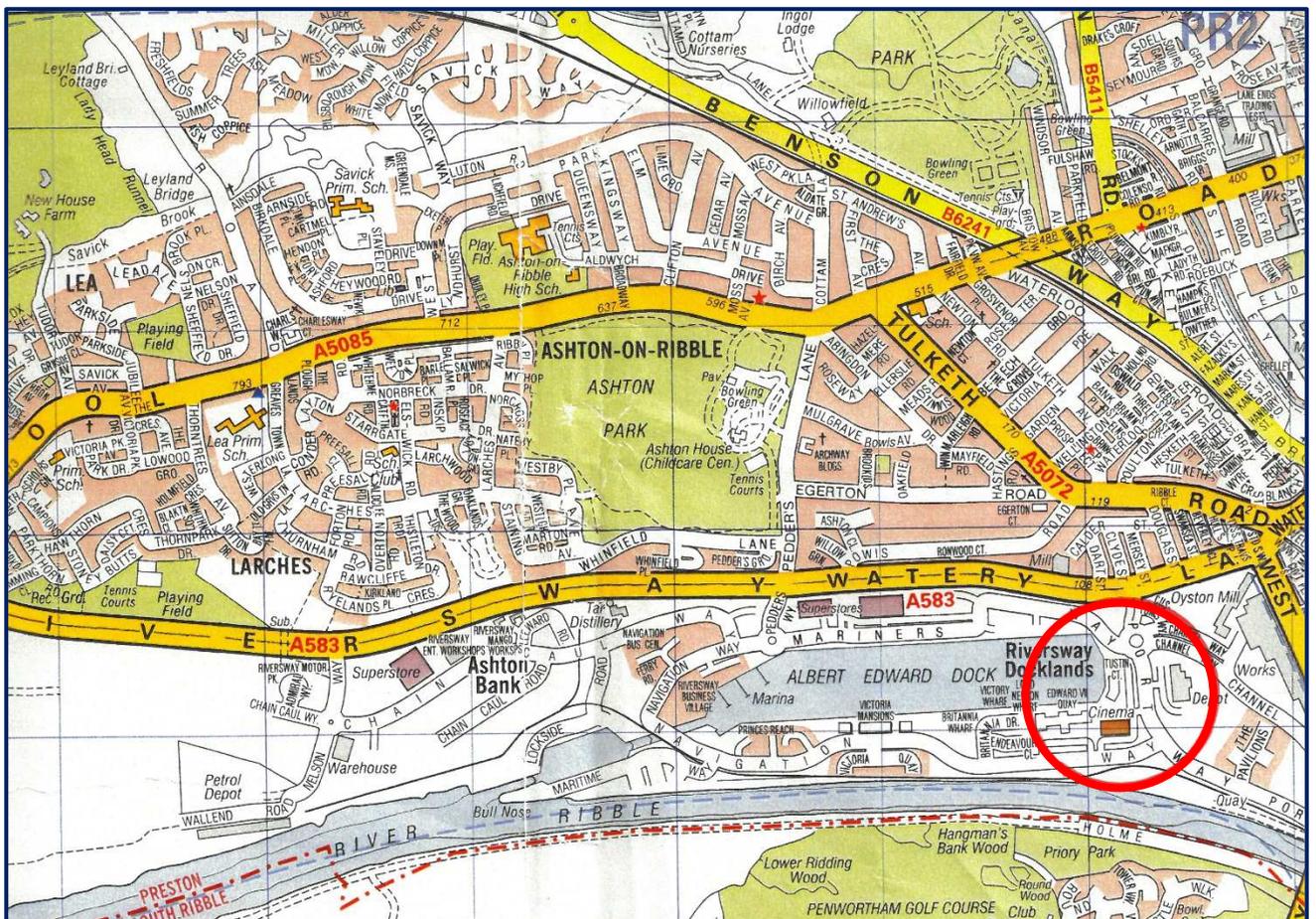
Contact: Charles D. Bell
Telephone: 01772 556666
Email: charles@morganmartin.co.uk

Or our Joint Agent: Robert Pinkus & Co.

Contact: Joe Assalone
Telephone: 01772 769000
Email: joe@pinkus.co.uk

Sale of Land at Portway





Energy performance certificate (EPC)

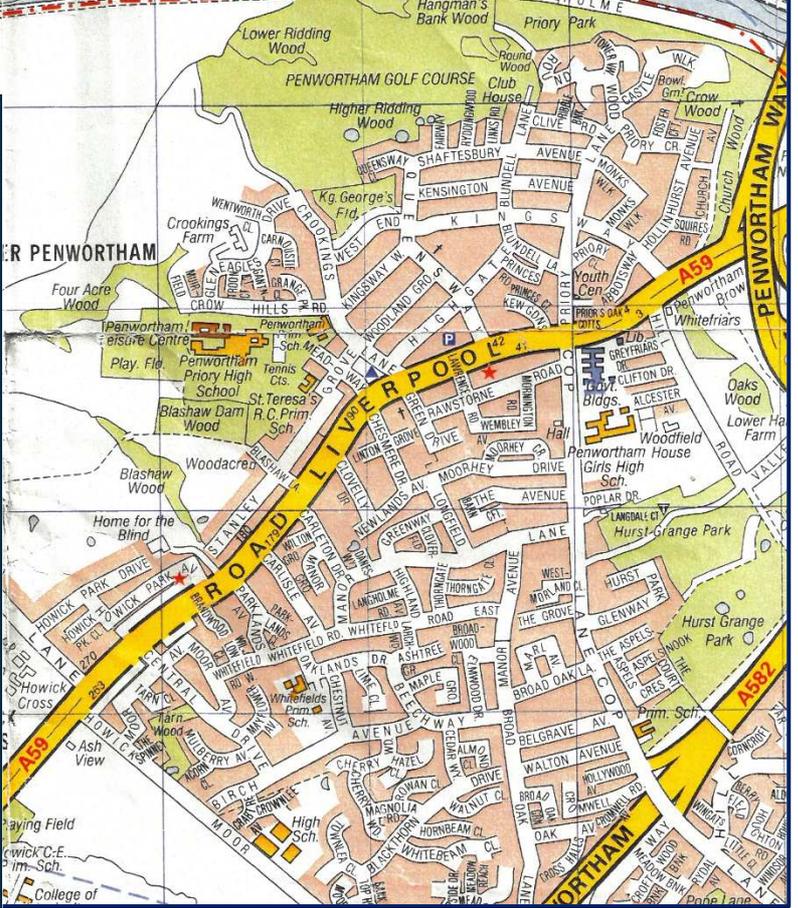
Unit 4C Portway Preston PR2 2TQ	Energy rating <div style="font-size: 2em; font-weight: bold; border: 1px solid black; padding: 5px; display: inline-block;">C</div>
Valid until 18 October 2030	Certificate number 6449-9327-7414-3024-6481

Property type
A3/A4/A5 Restaurant and Cafes/Drinking Establishments and Hot Food takeaways

Total floor area
322 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A+ to E.
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.
[You can read guidance for landlords on the regulations and exemptions.](#)
[How to calculate the energy performance certificate \(EPC\) rating of a building.](#)

Energy efficiency rating for this property
This property's current energy rating is C.



For Identification Only

Not to Scale

Chartered Surveyors

Fifteen Cross Street

Preston

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