



## 30 Plungington Road, Preston, PR1 7RB

### £800 Per month

Located on the bustling Plungington Road in Preston, this prime commercial unit is perfectly positioned for high footfall and immediate trade.

Currently operating as a takeaway, the premises come fully equipped with existing fixtures and fittings, allowing for a seamless transition for a new operator.

The layout comprises a welcoming shop front leading into a spacious, well-appointed kitchen area with convenient rear access and a private W/C. Additionally, the property features a substantial basement providing valuable extra storage space.

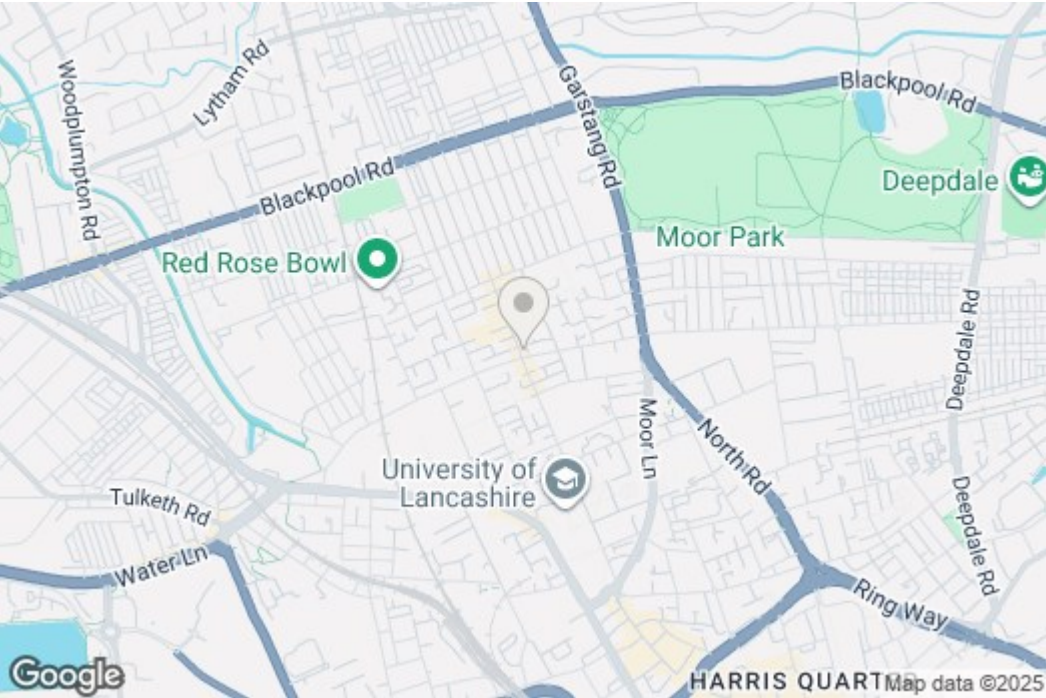
We are offering a flexible lease term of between three and five years to suit your business goals. Interested parties should note that a deposit of £5000.00 is required alongside a lease fee of £500.00 plus VAT.

This is a fantastic opportunity to secure a turnkey site in a thriving local community. Contact Highgate Homes today to arrange your viewing and take the next step for your business.

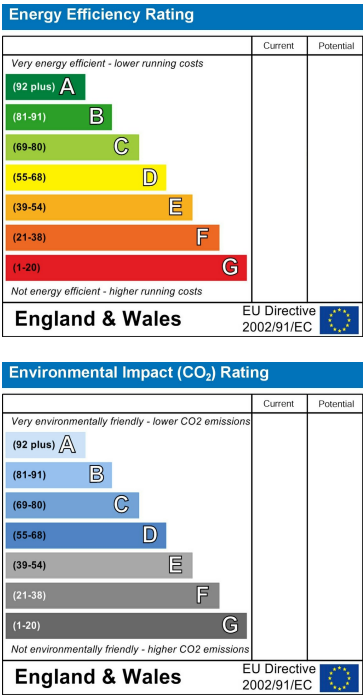


Floor Plan

Area Map



Energy Efficiency Graph



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