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**FOR
SALE**



SUBSTANTIAL OFFICE PREMISES WITH CONSENT TO CONVERT IN TO APARTMENTS

405 m² (4,360 ft²)

**5, 6 & 7 Cannon Street
Preston
PR1 3PY**

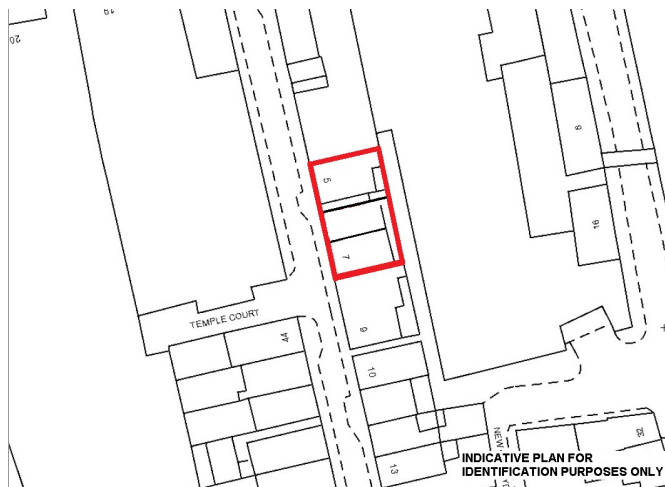
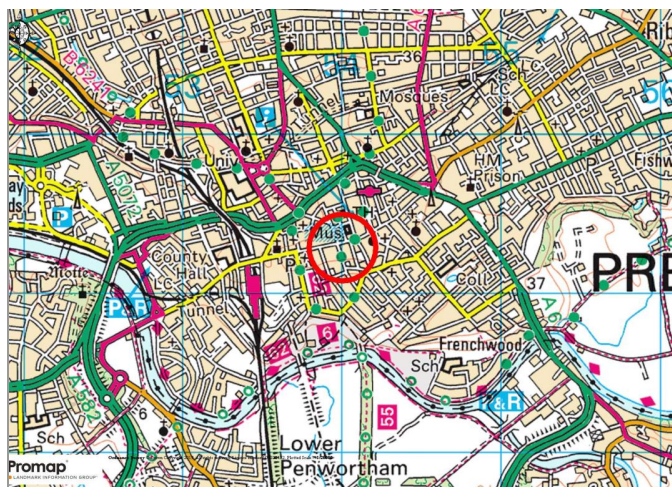
- Centrally located close to amenities and transport links
- Rare substantial freehold property
- Various alternative uses or schemes (S.T.P)

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Location

The premises are located on Cannon Street close to its junction with Fishergate, Preston's main high street.

Cannon Street itself has recently benefited from a range of significant improvement works including the paving of the same via the Fishergate Central Gateway project which was funded by the Heritage Lottery Fund.

Description

A substantial mid-terraced office building formerly being 3 self contained offices of brick construction beneath pitched slate roof providing accommodation over three floors in addition to a substantial basement.

The offices are mainly cellular with some open plan in addition to kitchen and WC facilities.

Accommodation

We have estimated the net internal floor areas as follows:-

	m ²	ft ²
Ground Floor	105	1,135
First Floor	131	1,405
Second Floor	122	1,310
Basement	47	510
Total	405	4,360

Services

It is understood that all mains services are available to the property including electricity, gas, water and drainage.

Interested parties are advised to make their own enquiries in respect of services particularly in relation to capacities.

Rating Assessment

The premises currently have a Rateable Value of £16,500.

Interested parties are, however, recommended to make their own enquiries of the rating department at Preston City Council (tel. 01772 906972).

Planning

The property benefits from planning consent for conversion from offices (B1(a)) into 15 residential apartments (Class C3) made up of 3 two-bedroomed and 12 one-bedroomed apartments/studios. Please refer to application number 06/2018/1112.

Whilst the premises benefit from consent to convert, this has not as yet been implemented and therefore the property remains suitable for office use or a variation to the consented scheme. Our client has undertaken some alternative indicative layouts producing a more efficient apartment/studio development or alternatively a 22 bedroomed HMO albeit this would be subject to a further planning consent.

Further information and plans are available upon request.

Interested parties are advised to make their own separate enquiries of the local planning authority, Preston City Council (tel. 01772 906912).

Tenure

We understand that the property is held freehold.

Price

Upon application.

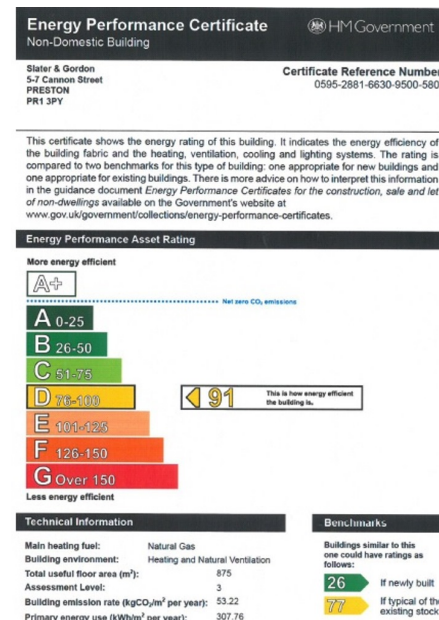
Costs

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

VAT

We understand that the purchase price will NOT be subject to VAT.

Energy Performance Certificate



Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Fiona Warren / Mark Clarkson

Email: fw@eckersleyproperty.co.uk / mac@eckersleyproperty.co.uk