Chartered Surveyors Commercial Property Consultants Valuers





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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Preston

PR1 3JJ

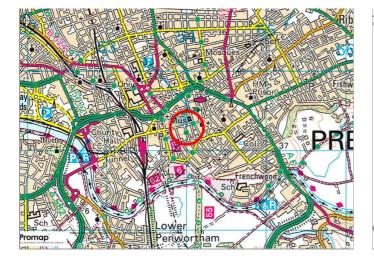
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Location

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	ft²
105	1,135
131	1,405
122	1,310
47	510
405	4,360
	131 122 47

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 $\pounds 16,500.$

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 twobedroomed 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

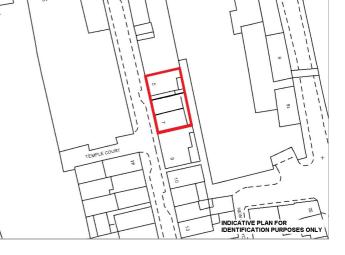
Upon application.

Costs

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

VAT

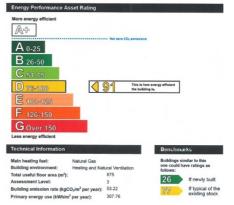
We understand that the purchase price will NOT be subject to VAT.



Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building	HMGovernment
Slater & Gordon 5-7 Cannon Street PRESTON PR1 3PY	Certificate Reference Number: 0595-2881-6630-9500-5803

This certificate shows the energy rating of this building, It indicates the energy efficiency of the building fabric and the heading, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building, one appropriate for we buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Parformance Certificates for the construction, sale and let* of non-dwellings available on the Government's website at www.egov.ukgovernment/closefConductergry.performance-certificates.



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

Extension for themselves and for the vendors or the lessors of this property whose agents they are give notice that i). The particulars are set out as a general outline only for the guidance of the intended punchaser or lessees and do not constitute any part of an offer or contract. II) All descriptions, indemnoses to condition and necessary permissions for the use and occupation, and there details are given in good failth but without responsibility and intending punchasers or tenants should not rely on them as statements or executions of the details and themselves the intendence of the all's the punchasers of the analytic and the set of them and the details are given in good failth but without responsibility and intending punchasers or tenants should not rely on them as statements or executions of the details and themselves the intendence of the all's the punchasers of the analytic many and the details are given in good failth but without responsibility and intending punchasers or tenants should not rely on them as statements or executions of the details and the set of the analytic many and the details are given and the details are given in good failth but without responsibility and intending punchasers or tenants and the details are given in good failth but without responsibility and intending punchasers or tenants should not rely on them as statements or executions of the details and the set of the analytic many and the details are given in good failth but without responsibility and intending punchasers or tenants of the set of the many and the details are given and the details are given and the details are given in good failth but without responsibility and intending punchasers or tenants of the details are given and the

