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FOR
SALE



CITY CENTRE OFFICES

123.8 m² (1,333 ft²)

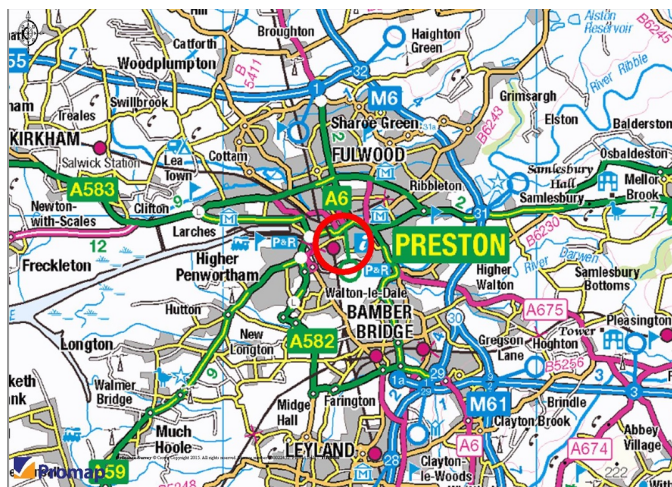
**33 Ribblesdale Place
Preston
PR1 3NA**

- Attractive self-contained offices
- City Centre location
- Additional basement storage

www.eckersleyproperty.co.uk

Preston office **T** | 01772 883388
 Starkie Court **F** | 01772 881602
 13 Starkie Street **E** | preston@eckersleyproperty.co.uk
 Preston
 PR1 3LU

Lancaster office **T** | 01524 60524
 Castle Chambers **F** | 01524 381477
 China Street **E** | lancaster@eckersleyproperty.co.uk
 Lancaster
 LA1 1EX



Location

The premises are prominently situated fronting Ribblesdale Place close to its junction with Starkie Street and the entrance to Avenham Park.

The area forms part of the main professional district in Preston City Centre whilst also being close to the main retail thoroughfare of Fishergate. The City's Bus and Rail Stations are within easy reach.

Description

The premises comprise a traditional period mid-terraced property of traditional brick construction under a pitched slate roof covering providing accommodation over ground, first and second floors together with usable basement storage.

The building benefits from gas central heating throughout.

Externally, the property benefits from an enclosed rear yard area.

Accommodation

The approximate net internal floor areas are as follows:-

	m ²	ft ²
Ground Floor	53.82	579
First Floor	60.01	646
Second Floor	9.97	107
Total	123.8	1,333
Basement	19.5	210

Services

It is understood that mains connections to electricity, gas, water and drainage are available.

Rating Assessment

The premises have a Rateable Value on a floor-by-floor basis as follows:-

	RV
Ground Floor & Basement	£7,200
First Floor	£6,200
Second Floor	£1,025

Interested parties are, however, recommended to make their own separate enquiries with Preston City Council (tel 01772 906972).

Planning

It is understood the premises have a permitted use as offices under Class B1 of the Use Classes Order 2015.

Interested parties should make their own enquiries of the local planning department at Preston City Council (tel 01772 906912).

Tenure

We understand the property to be freehold.

Price

£145,000.

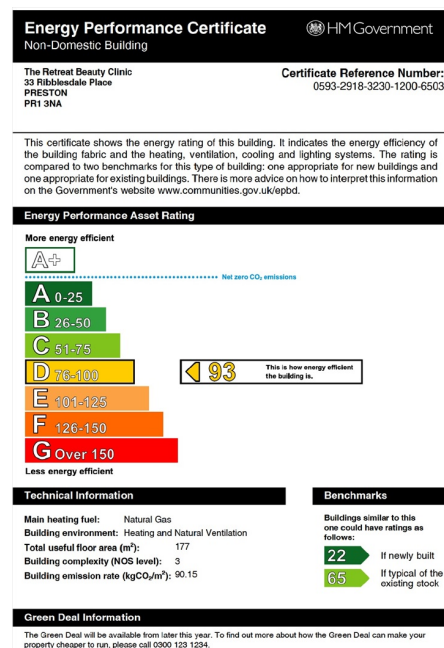
Photographs and Plans

All photographs and plans provided within these particulars are indicative and for information purposes only and should not be relied upon.

Legal Fees

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

Energy Performance Certificate



VAT

All rentals and prices are quoted exclusive of, but may be subject to, VAT at the standard rate where applicable.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk