Chartered Surveyors Commercial Property Consultants Valuers





ATTRACTIVE RETAIL PREMISES

262.8 m² (2,821 ft²)

58 Lancaster Road Preston PR1 1DD

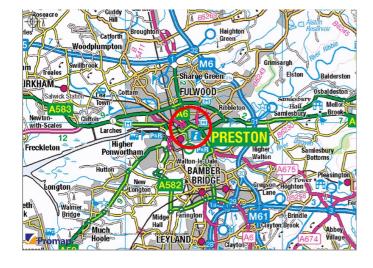
- Prominent position
- Extensive accommodation
- Centrally located

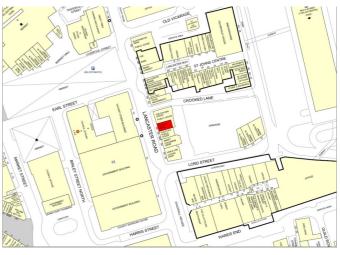
www.eckersleyproperty.co.uk

Preston office 25A Winckley Square Preston PB1 3JJ T | 01772 883388 E | preston@eckersleyproperty.co.uk Lancaster office Castle Chambers China Street Lancaster LA1 1EX

office T | 01524 60524 mbers E | lancaster@eckersleyproperty.co.uk at







Location

The premises are situated in a prominent position fronting Lancaster Road between its' junction with Crooked Lane and Lord Street and directly opposite Preston Town Hall.

The property is within a short walking distance of the main retail core of Fishergate and Preston's Bus Station and Markets are close by. The St John's Shopping Centre and Preston's Guildhall Arcade are also in close proximity of the subject premises.

Occupiers in the vicinity include TSB, Imaan Pharmacy, David Pluck Bookmakers as well as a number of independent retailers and leisure operators.

Description

The property comprises a mid-terraced, 4 storey building with basement. The premises provide a good sized open plan sales area on the ground floor with an ancillary/staff area to the rear.

Externally, ancillary accommodation is provided over the upper floors and basement with WC facilities being located at first floor level.

The property has a rear personnel door which provides access into the secure yard area.

Services

Mains connections to electricity, water and drainage are available to the premises.

Accommodation

The premises extend to the following approximate net internal areas:-

	m ²	ft²
Ground floor	69.5	740.2
First floor	46.8	495.2
Second floor	50.9	540.1
Third floor	33.7	362.9
Basement	63.4	682.6
Total	262.8	2,821

Rating Assessment

The premises have a Rateable Value of $\pounds11,750$.

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

Planning

The unit has the benefit of an existing retail consent under Class A1 of the Use Classes Order 2005.

Interested parties should make their own enquiries of the Planning Department at Preston City Council (tel. 01772 906581).

Tenure

Freehold.

Alternatively our client may consider letting the premises. Please contact Eckersley to discuss further.

Asking Price

Offers in the region of $\pounds150,000.$

Energy Performance Certificate

Electra Centre		Certificate Reference Number
58 Lancaster Road PRESTON PR1 1DD		0313-3092-0616-0600-669
the building fabric and th compared to two benchr and one appropriate for information on the Gover	e heating, ventilation, cool narks for this type of buildi existing buildings. There is nment's website www.comr	ng. It indicates the energy efficiency of ing and lighting systems. The rating is ng: one appropriate for new buildings s more advice on how to interpret this nunities.gov.uk/epbd.
Energy Performance	Asset Rating	
More energy efficient		
AF.	No	zero CO, emissions
A 0-25		
B 26-50		
C 51-75		
E 101-125		
F 126-150		This is how energy efficient the building is.
G Over 150		
Less energy efficient		
Technical information	1	Benchmarks
Main heating fuel: Building environment:		
Main heating fuel: Building environment: Total useful floor area (m ²): Building complexity	Heating and Natural Ventilation 294	could have ratings as follows:

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 Costs

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

Enquiries

Strictly by appointment with the sole agents: **Eckersley** Telephone: 01772 883388 Contact: Mary Hickman Email: <u>mh@eckersleyproperty.co.uk</u>

Eckersley 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 purchaser or lessees and do not constitute any part of an offer or constraint. Iii) All descriptions, dimensions, references to condition and necessary permissions for the use and docugation, and other details are given in good faith but without responsibility and intending purchasers or treams should not rely on them as statements or concretentions of fich of any or tableconder of the intendence of them. If the area officient is and other details are given in good faith but without responsibility and intending purchasers or treams should not rely on them as statements or concretentions or the response or tableconder of them in the area officient of the area officient on and other details are given in good faith but without responsibility and intending purchasers or the response of the intendence of

