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eckersley
incorporating Irvine Taylor

**FOR SALE
(MAY LET)**



ATTRACTIVE RETAIL PREMISES

262.8 m² (2,821 ft²)

**58 Lancaster Road
Preston
PR1 1DD**

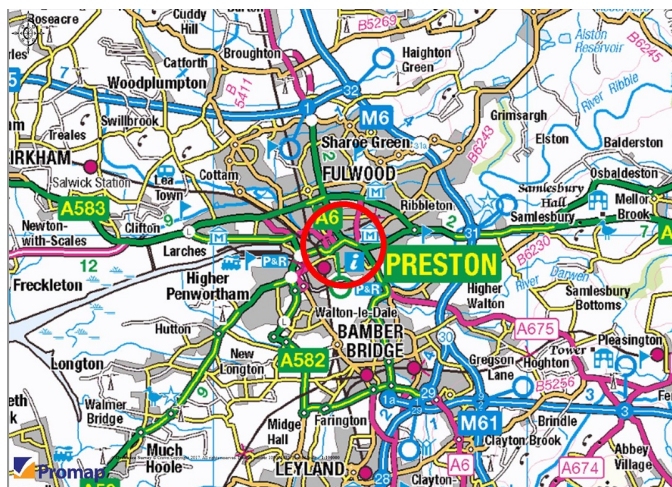
- Prominent position
- Extensive accommodation
- Centrally located

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
25A Winckley Square E | preston@eckersleyproperty.co.uk
Preston
PR1 3JJ

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

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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	ft ²
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 £11,750.

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

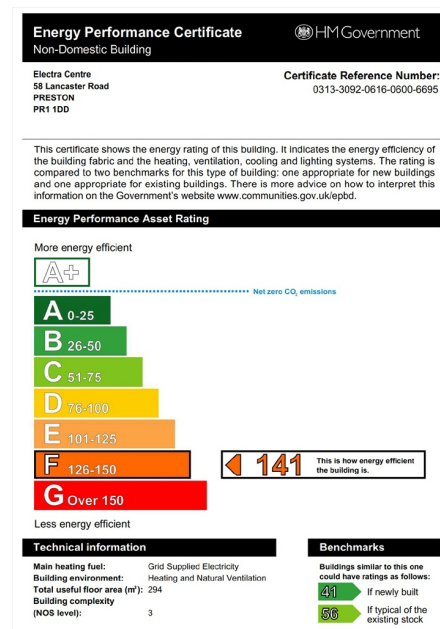
Freehold.

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

Asking Price

Offers in the region of £150,000.

Energy Performance Certificate



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: mh@eckersleyproperty.co.uk