## Chartered Surveyors Commercial Property Consultants Valuers





# **WORKSHOP AND OFFICE PREMISES**

537 m<sup>2</sup> ( 5,780 ft<sup>2</sup> )

Chapel House St Marys Street Preston PR1 5LL

- Easy access to motorway network
- City Centre immediately to the south
- Substantial open plan accommodation
- Planning application submitted on adjacent building for apartments
- Various alternative uses S.T.P

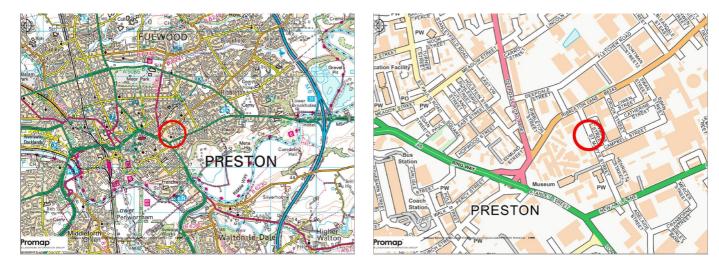
## www.eckersleyproperty.co.uk

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

Lancaster office Castle Chambers China Street Lancaster LA1 1EX

fice T | 01524 60524 bers E | lancaster@eckersleyproperty.co.uk





#### Location

The premises are located on St Mary's Street in between Ribbleton Lane (B6243) and New Hall Lane (A59) which are 2 main arterial routes into Preston City Centre.

Whilst providing easy access to the M6 motorway approximately 2 miles to the east the City Centre is immediately to the south west offering excellent public transport connections.

#### Description

Chapel House (formerly St Mary's Church) dates back to 1837 being constructed of cut stone beneath a pitched slate roof.

The premises comprise primarily of workshop and storage plus office accommodation over 2 floors. The premises generally benefit from the following;

- Integral offices on both floors
- Open plan workshop/storage
  accommodation
- Heating and lighting throughout
- Kitchen and WC facilities
- 3 phase electricity
- 5/6 car parking spaces

#### Accommodation

The premises extend to the following approximate gross internal floor areas as follows:

m <sup>2</sup>	ft²
289	3,111
248	2,668
537	5,780
	289 248

Externally the property offers a concrete surfaced area suitable for 5/6 car parking spaces.

#### Services

We understand that the premises benefit from mains service connections to electricity (3-phase), gas, water and drainage.

#### **Rating Assessment**

The property has a current Rateable Value of £9,700. Prospective purchasers may therefore be eligible for small business rate relief.

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

#### Planning

It is understood that the premises have a lawful use for their current uses generally within classes B1/2 of the Town and Country Use Classes Order 1987 (as amended).

The premises may suit various alternative uses subject to the appropriate planning permission.

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

#### Tenure

### Freehold.

#### **Asking Price**

Offers in the region of £195,000.

#### VAT

All prices quoted are exclusive of, but may be liable to, VAT at the standard rate.

#### Legal Costs

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

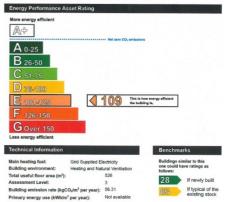
#### **Photographs and Plans**

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

#### **Energy Performance Certificate**

Energy Performance Certificate Non-Domestic Building	HMGovernment
Cranden Press Ltd Chapel House, St. Marys Street PRESTON PR1 SLL	Certificate Reference Number: 0020-6950-0316-8700-9044

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



#### **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 a	opointment with the sole agents:
Eckersley	
Telephone:	01772 883388
Contact:	Harry Holden/Mark Clarkson
Email:	hjh@eckersleyproperty.co.uk/
Email.	mac@eckersleyproperty.co.uk

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 lesses and do not constitute any part of an offer or contract. Ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or

