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**FOR
SALE**



WORKSHOP AND OFFICE PREMISES

537 m² (5,780 ft²)

**Chapel House
St Marys Street
Preston
PR1 5LL**

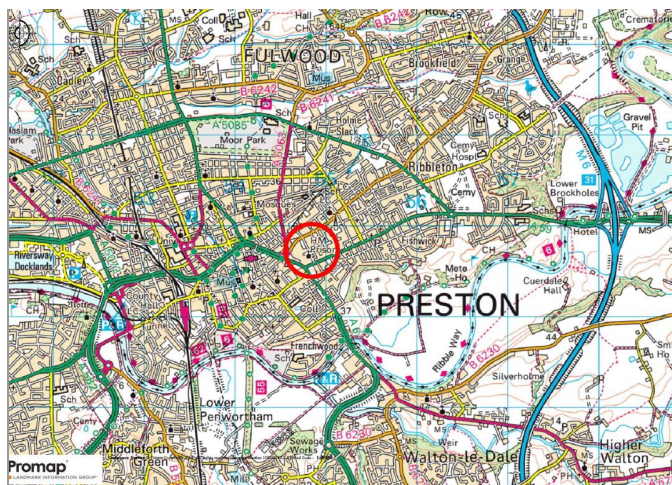
- Easy access to motorway network
- City Centre immediately to the south
- Substantial open plan accommodation
- Planning application submitted on adjacent building for apartments
- Various alternative uses S.T.P

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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 ²	ft ²
Ground Floor	289	3,111
First Floor	248	2,668
Total	537	5,780

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.

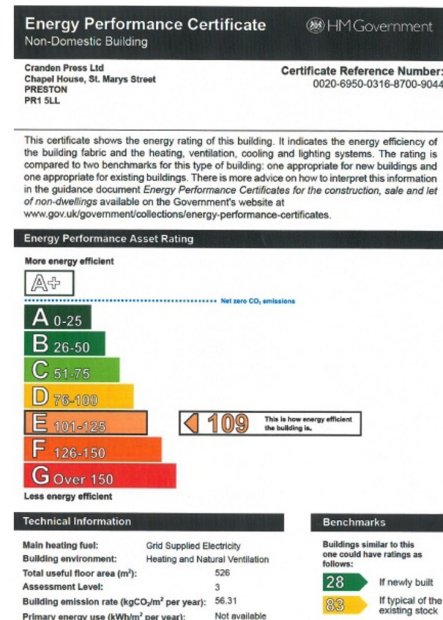
Legal Costs

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



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: Harry Holden/Mark Clarkson

Email: hjh@eckersleyproperty.co.uk

mac@eckersleyproperty.co.uk