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**TO LET
FOR SALE**



RETAIL PREMISES

153.9 m² (1,656 ft²)

**10-12 Guildhall Street
Preston
Lancashire
PR1 3NU**

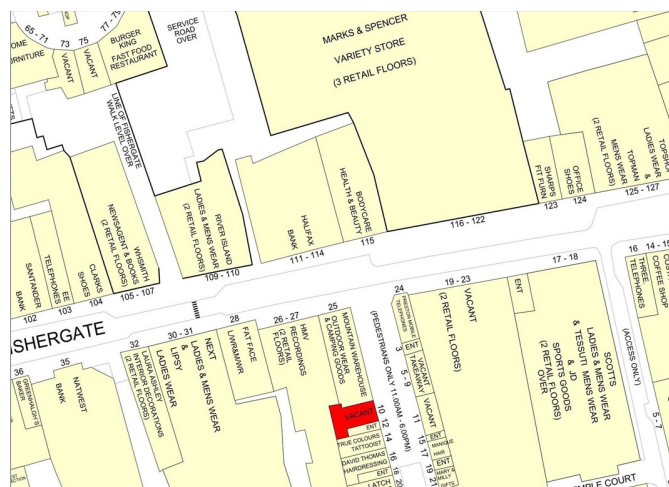
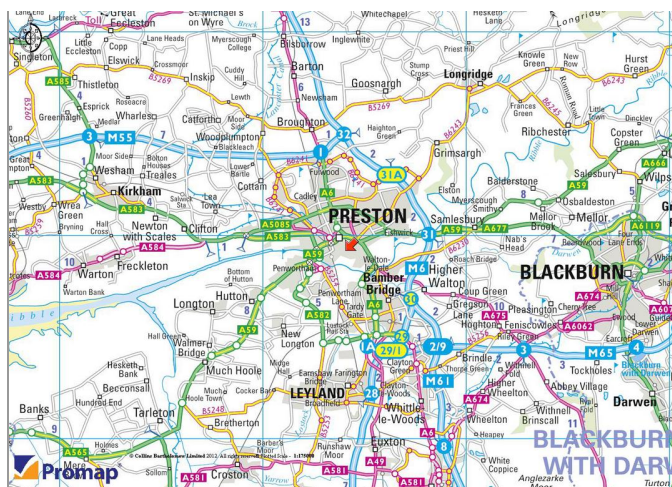
- Extensive retail premises
- Development potential
- Prominent position

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Location

The premises are located in a highly visible position fronting Guildhall Street close to its junction with Fishergate, the main retail thoroughfare in Preston city centre.

Nearby occupiers include Mountain Warehouse, David Thomas Hairdressers, Victoria's Vault, Preston Health Foodstore, Marks and Spencer and Bodycare Health & Beauty.

Description

The premises comprise a 3-storey terraced property of conventional brickwork construction. The premises benefit from an attractive glazed shopfront to the ground floor with the added security of an electric roller shutter over.

Internally, the building presently provides open plan retail accommodation over basement, ground and first floors together with ancillary accommodation on the second floor.

The building, however, benefits from a separate access directly from Guildhall Street to the first and second floors therefore offering the potential to use the premises in their existing form or to separate the two elements of the property and redevelop the upper floors for alternate use.

Accommodation

The premises extend to the following approximately net internal areas (NIA):-

	m ²	ft ²
Ground floor	38.67	416.2
First floor	35.23	379.2
Second floor	36.48	392.6
Basement	43.48	468.0
Total NIA	153.86	1,656

Services

We understand that the property benefits from mains electricity, gas, water and drainage connections.

Rating Assessment

The premises currently have a Rateable Value of £11,750.

Some occupiers may, therefore, be eligible for small business rates relief so should make their own enquiries of Preston City Council (tel. 01772 906972).

Planning

We understand the premises currently benefit from an established planning use classification within Class A1 (retail shops) of the Use Classes Order 1987 (as amended).

The property does, however, benefit from a planning consent for conversion of the first and second floors to 2 no. self-contained flats under application no. 06/2016/0936. A copy of the Decision Notice is available on request.

Interest parties are, however, advised to make their own enquiries with the local planning authority, Preston City Council (tel. 01772 906912).

Tenure

Freehold. Alternatively our Client will consider a letting of the premises for a term to be agreed.

Asking Price

Offers in the region of £275,000.

Asking Rental

£15,000 per annum exclusive assuming full repairing and insuring terms.

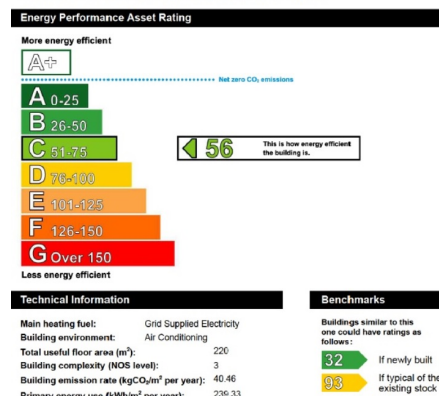
Photographs and Plans

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

Energy Performance Certificate

Energy Performance Certificate HM Government
Non-Domestic Building
10, Guildhall Street
PRESTON
PR1 3JL
Certificate Reference Number:
9625-3027-0088-0900-1695

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, 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.gov.uk/government/collections/energy-performance-certificates.



Legal Costs

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

VAT

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

Enquiries

Strictly by appointment with the sole selling agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk