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incorporating Irvine Taylor

TO LET  
FOR SALE



## OFFICE PREMISES

545.3 m<sup>2</sup> ( 5,870 ft<sup>2</sup> )

**8-10 Waltons Parade**  
**Preston**  
**PR1 8QT**

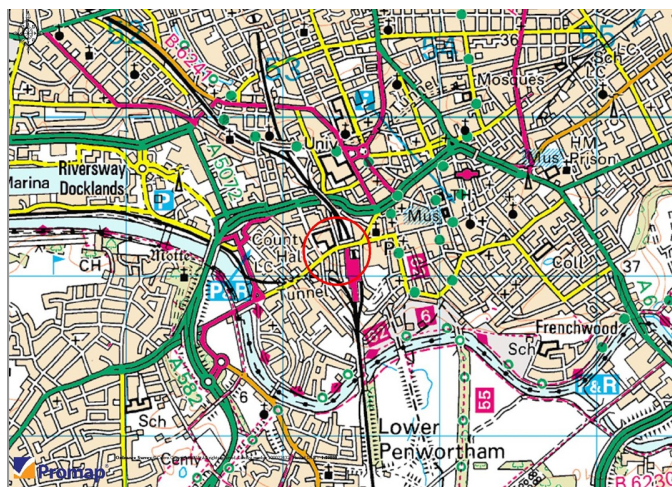
- Extensive self-contained accommodation
- Suitable for alternate uses (STPP)
- Plentiful on-site car parking

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)



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 Lancaster  
 LA1 1EX



## Location

The premises are situated fronting Walton's Parade near to its junction with Fishergate Hill, a main thoroughfare out of Preston City Centre to the south.

The property is located close to Preston train station and the main retail thoroughfare of Fishergate with Winckley Square, the core professional district in the City Centre, also situated within a short distance.

## Description

The subject building comprises a 3 storey semi-detached property together with an extensive basement which would appear to have originally been three terraced properties which have subsequently been interconnected.

The accommodation extends over three floors together with ancillary kitchen, WC and storage facilities. The basement also provides extensive storage accommodation.

The building is presently used as professional offices but would suit other uses, subject to planning.

Externally the premises benefit from a large secure, enclosed car park accessed via Stanley Place.

## Accommodation

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

	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	134.2	1,445
First floor	151.9	1,633
Second floor	166.1	1,788
Basement	93.1	1,002

The car park to the rear extends to approximately 0.13 acres (0.05 hectares).

## Services

It is understood that mains connection to gas, electricity, water and drainage are available to, or in the vicinity of, the property.

## Rating Assessment

The premises have a Rateable Value of £25,500.

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

## Planning

We understand that the premises currently have a permitted use under Class B1 (a) of the Use Classes Order 1987 (As Amended).

Interested parties should, however, make their own enquiries of the Local Planning Authority Preston City Council (tel. 01772 906912).

## Tenure

The premises are available to let by way of a new lease on terms to be agreed.

Alternatively, our clients will sell their freehold interest in the property.

## Asking Rental

Offers in the region of £26,000 per annum, exclusive.

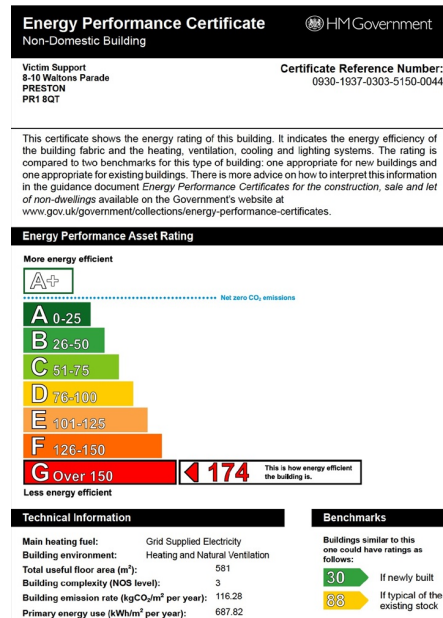
## Asking Price

£425,000.

## 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



## Legal Costs

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

## VAT

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

## Enquiries

Strictly by appointment with the sole agents,  
**Eckersley**

Telephone: 01772 883388

Contact: Mary Hickman

Email: [mh@eckersleyproperty.co.uk](mailto:mh@eckersleyproperty.co.uk)