

Chartered Surveyors  
Commercial Property Consultants  
Valuers

**eckersley**  
incorporating Irvine Taylor

**FOR  
SALE**



## PROMINENT FULLY LET ROADSIDE RETAIL INVESTMENT

803 m<sup>2</sup> ( 8,644 ft<sup>2</sup> )

**Units 1 - 3  
535/537 Blackpool Road  
Preston  
PR2 1EQ**

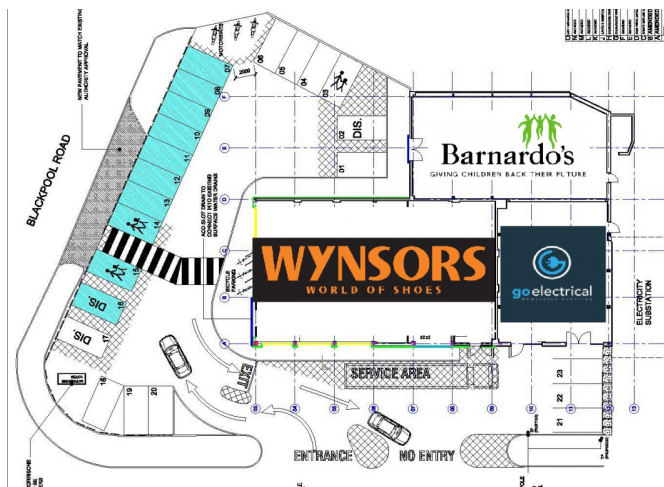
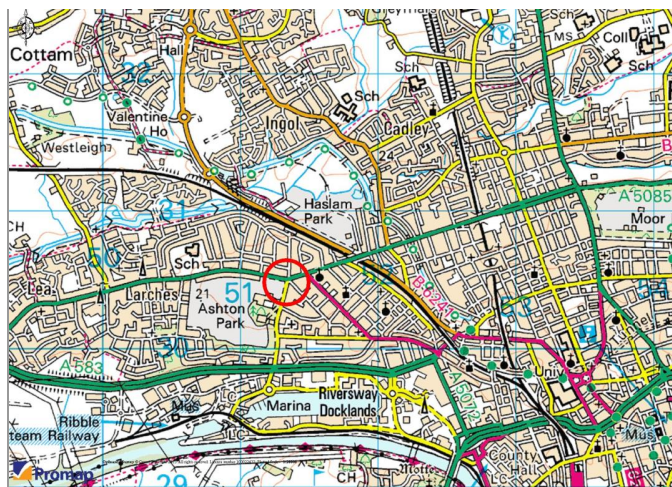
- Freehold Retail Investment
- Very prominent out of town roadside location
- Let to 3 well established Tenants
- Fully managed site
- Rent review ongoing
- Producing £95,736 per annum, exclusive (£11.08 overall)

[www.eckersleyproperty.co.uk](http://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 development is situated in a very prominent corner location at the traffic lighted cross road junction of Blackpool Road (A5085), Pedders Lane, Cottam Lane and Abingdon Drive within the popular Preston suburb of Ashton.

Blackpool Road forms part of Preston's main northern distribution road linking via the A59 to junction 31 of the M6 motorway to the east and via the A583 to the Fylde Coast in the west.

The development lies on the edge of a densely populated local centre approximately 2 miles north west of Preston City Centre.

## Description

A predominantly single storey development providing 3 self contained retail units together with car parking.

The development was completed in December 2013 following a comprehensive redevelopment of the former car showroom being of steel frame construction with Kingspan Composite micro ribbed cladding to all elevations beneath Kingspan Composite roof tile sheet. We understand that all materials carry a full manufacturers warranty with 25 years for structural and thermal and 40 years for the external coating system.

## Accommodation

The development provides a total area extending to approximately 803 m<sup>2</sup> (8,643 ft<sup>2</sup>) together with 23 car parking spaces.

Please refer to the attached schedule.

## Services

Mains electricity, water and drainage are connected to the premises.

## Rating Assessments

Please refer to the attached schedule.

## Planning

The development benefits from planning consent for uses generally falling within Class A1 of the Town & Country (Use Classes) Order 1987 (as amended).

Interested parties are recommended to make their own enquiries of the local planning authority Preston city council (tel. 01772 906972).

## Tenure

Freehold, subject to the various occupational leases.

## Tenancy Information

Please refer to the attached schedule.

## Further information

The following supporting information is available upon request:

1. Copy leases
2. Title information
3. Planning information
4. EPC
5. Experian reports (interested parties to undertake their own investigations)
6. Plans

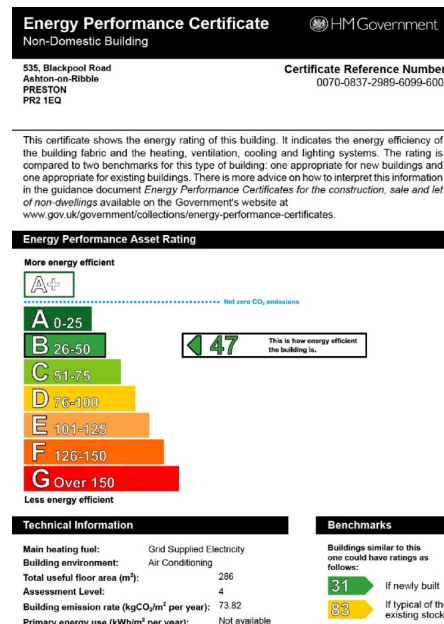
## Proposal

We are instructed to seek offers in the region of £1,225,000. A purchase at this level would reflect a net initial yield of 7.4%, after allowing for purchaser costs of 5.64%.

## Photographs and Plan

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

## Energy Performance Certificate



## VAT

The purchase price is subject to VAT at the prevailing rate although it is envisaged that the transaction will be treated as a TOGC.

## 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: Mark Clarkson

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