# Chartered Surveyors Commercial Property Consultants Valuers





# 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

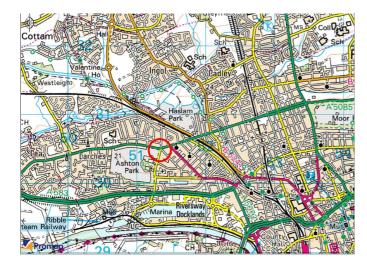
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# Location

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 rooftile 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  $m^2$  (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  $\pounds$ 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%.

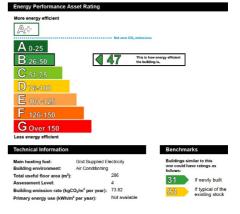
# **Photographs and Plan**

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

# **Energy Performance Certificate**

Energy Performance Certificate Non-Domestic Building	HMGovernment
535, Blackpool Road Ashton-on-Ribble PRESTON PR2 1EQ	Certificate Reference Number: 0070-0837-2989-6099-6006

This conflicate shows the energy rating of this building. It indicates the energy efficiency of the building faction and the heating, ventillation, 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 woble at www.gov.uk/government/collections/energy-performance-certificates.* 



# 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

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 lessees and do not constitute any part of an offer or contract. Iii) All descriptions, references to condition and necessary permissions for the use and cocquation, and other details are given in good faith but without responsibility and intending purchasers or treamst should not rely on them as statements or concernenting or first to match themselves the interaction and necessary permissions for the use and cocquation, and other details are given in good faith but without responsibility and intending purchasers or treamst should not rely on them as statements or concernenting or first to match and processary to reactive and them in the and the details are given in good faith but without responsibility and intending purchasers or treamst should not rely on them as statements or concernenting or first to match and the details are given in good faith but without responsibility and intending purchasers or treamst should not rely on them as statements or concernenting or first to match and the details are given in good faith but without responsibility and intending purchasers or treamst should not rely on them as statements or concernenting or first to match and the details are given in good faith but without responsibility and intending purchasers or the and the reaction of the statements or concernenting or the statements or concernenting or the statements or the statements or the statement or concernent or the statements or the statement or concernenting or the statements or the statement or concernenting or the statements or the statement or concernenting or the statements or the statement or the state

