

Chartered Surveyors  
Commercial Property Consultants  
Valuers

**eckersley**  
incorporating Irvine Taylor

**TO LET  
FOR SALE**



## WORKSHOP AND OFFICE PREMISES

327 m<sup>2</sup> ( 3,520 ft<sup>2</sup> )

**348 Station Road  
Bamber Bridge  
Preston  
PR5 6EJ**

- Prominent location a short distance from town centre
- Approximately 0.5 miles from J29 of the M6 Motorway
- Ground and first floor loading
- Redevelopment potential for a variety of uses (S.T.P.)
- Reduced Price

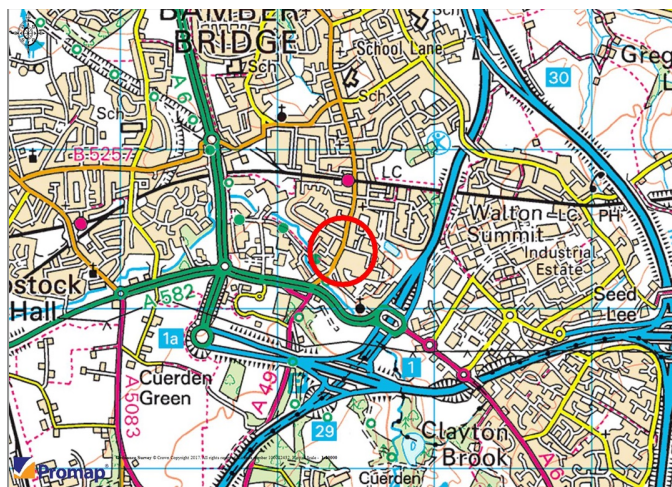
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## Location

The property is situated fronting Station Road to the south of Bamber Bridge town centre in a mixed residential and commercial location.

The position provides excellent access to a range of amenities both to the north within Bamber Bridge centre and to the south with the adjacent retail parks. The subject property lies less than 300 metres from Station Road's junction with Lostock Lane (A6) which connects with Junction 29 of the M6 Motorway approximately 500 metres to the east.

## Description

The property comprises an end terraced substantial commercial building providing a mixture of workshop and office accommodation over two floors.

The property is arranged in a mixed cellular and open plan format and benefits from uPVC double glazed windows, mixed suspended ceilings with Category II lighting and plasterboard ceilings with fluorescent lighting, a gas-fired wet central heating system, a warm air space heating system and a range of comfort cooling units.

## Accommodation

We have estimated that the property extends to the following gross internal floor areas:-

	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	182	1,959
First floor	145	1,561
<b>Total</b>	<b>327</b>	<b>3,520</b>

## Services

We believe that all mains services are provided including electricity (3-phase), gas, water and drainage.

## Rating Assessment

The premises have a Rateable Value of £7,000. Prospective tenants may be eligible for small business rate relief and should contact the local Council in this regard.

Interested parties are advised to make their own enquiries with South Ribble Borough Council (tel. 01772 421491).

## Planning

We believe that the premises will have a deemed lawful use generally falling within class B2 of the Town & Country Planning (Use Classes) Order 1987 (as amended). This nature of use benefits from a permitted change to B1 or B8 use.

Interested parties should make their own enquiries with the local planning authority, South Ribble Borough Council (tel. 01772 625493).

## Tenure

We understand that the premises are held freehold.

## Price

Offers in the region of £195,000.

## Rental

Offers in the region of £17,500 per annum.

## Photographs and Plans

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

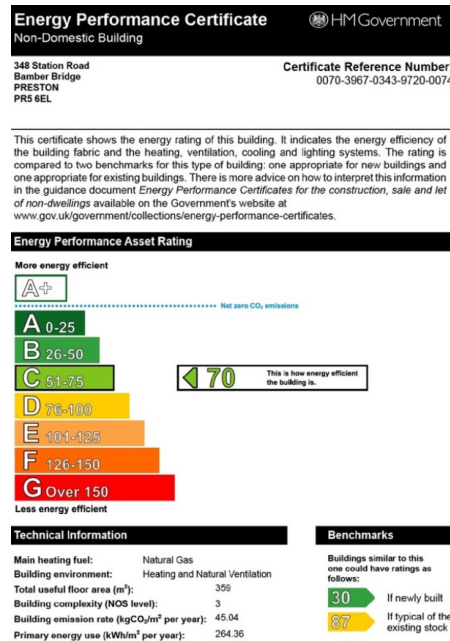
## VAT

We understand that the purchase price will not be subject to VAT.

## Legal Costs

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

## 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

Via joint agents:

### Eckersley

Contact: Mark Clarkson  
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