

Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
incorporating Irvine Taylor

**FOR
SALE**



ESTABLISHED LEISURE AND CONFERENCE FACILITY

0.73 hectares (1.8 acres)

4,000 m² (43,000 ft²)

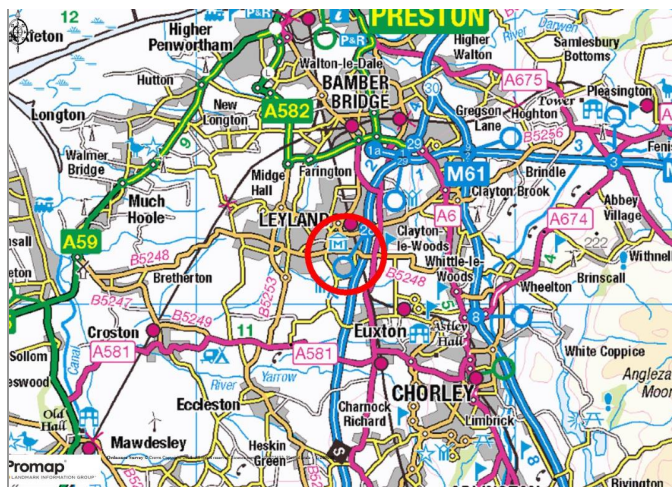
**Wellington Park
Burlington Gardens
Leyland
Preston
PR25 3AB**

- Highly accessible location close to local amenities
- Established conference and events venue
- Ideal redevelopment opportunity (s.t.p.)
- Suitable for a range of uses

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 LA1 1EX



Location

The property is situated on the northern side of Church Road in an established residential area of Leyland within half a mile of the town centre and close to a range of local amenities and facilities. Junction 28 of the M6 motorway is within 1 mile of the subject property.

Description

A purpose-built bespoke designed meeting and events venue of traditional brick construction part over single, two and three storeys, in part of brick construction, beneath clay tile roof cover.

Accommodation

We estimate that the buildings have an approximate Gross Internal Area of 4,000 m² (43,000 ft²) which due to their unique design and layout provide a net internal area of approximately 2,540 m² (27,340 ft²) or thereabouts.

Site Area

We estimate that the site area extends to approximately 0.73 hectares (1.8 acres) or thereabouts.

Services

All mains services are either available or connected to the premises.

Rating Assessment

We understand the premises have a Rateable Value of £67,000.

Planning

The current use of the premises suggest that it has permitted planning uses generally within a range of categories to include A3/4, C1 & D1 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should, however, make their own enquiries of the local planning department at South Ribble Borough Council (tel. 01772 625493).

Tenure

Freehold.

Vendors Requirement

Offers that include part retention and use by the Vendors will be considered favourably.

There is a Vendor requirement to provide on site offices up to 140 m² (over 2 floors) with reserved car parking for up to 6 vehicles in any redevelopment proposals.

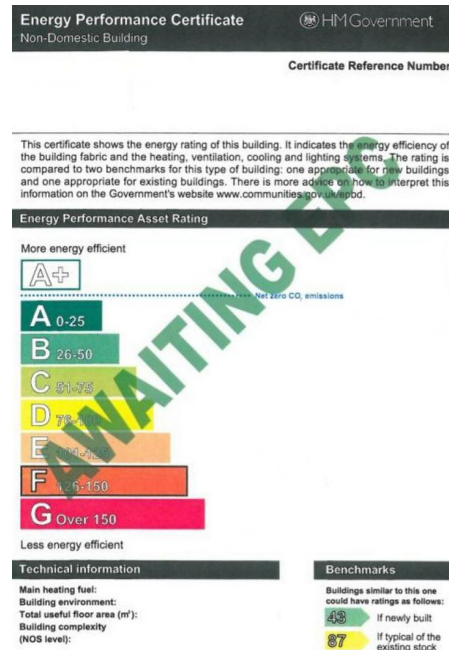
Asking Price

Offers in the region of £1,500,000.

Photographs and Plans

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

Energy Performance Certificate



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 liable to, VAT at the standard rate.

Enquiries

Further information via the sole agents:

Eckersley

Contact: Fiona Warren / Andrew Taylorson

Telephone: 01772 883388

Email: fw@eckersleyproperty.co.uk / at@eckersleyproperty.co.uk