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**FOR
SALE**



FORMER CLINICAL CONSULTING PREMISES / OFFICES SUITABLE FOR A RANGE OF USES S.T.P

247 m² (2,659 ft²)

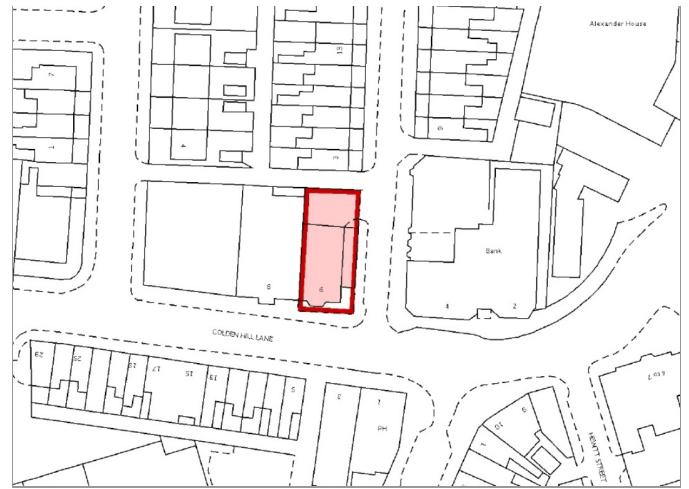
**6 Golden Hill Lane
Leyland
PR25 3NP**

- Prominent location fronting Golden Hill Lane
- Within 200 metres of railway station
- Adjacent to Churchill Way Retail Park
- Suitable for various uses S.T.P

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Location

The property is situated fronting Golden Hill Lane (B5256) on the corner of Northgate. Its location is positioned immediately opposite a parade of retail units backing on to Churchill Way Retail Park being within a short walk of the town centre and less than 200 metres from Leyland Railway Station.

Please refer to the attached location plan.

Description

A substantial semi-detached corner property being of brick construction beneath a pitched slate roof providing accommodation over 2 levels in addition to cellar. The accommodation is arranged in a cellular format providing a range of consulting/office rooms in addition to kitchen and WC facilities.

The property benefits from a gas-fired central heating system, suspended ceilings, Category II lighting, IT networking and uPVC double glazing throughout in addition to being DDA compliant.

To the rear there is a temporary pre-fabricated building providing further accommodation. Furthermore, there is an enclosed area of land suitable for parking approximately 3 vehicles in addition to enclosed forecourt.

Accommodation

The accommodation extends to the following approximate net internal areas:-

	m ²	ft ²
Ground floor	118	1,270
Ground floor extension	21	226
First floor	82	883
Cellar	26	280
Total	247	2,659

Services

We understand that the property benefits from mains connections to electricity, gas, water and drainage.

Heating is provided by way of a gas-fired central heating system.

Rating Assessment

The premises have a Rateable Value of £13,500.

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

Planning

We understand that the premises benefit from planning permission for use as a Clinical Consulting facility generally falling within Class D1 of the Use Classes Order 1987 (as amended).

Interested parties should, however, make their own enquiries of the Local Planning Authority South Ribble Borough Council (tel: 01772 625493).

Tenure

Freehold.

Asking Price

Offers in the region of £180,000.

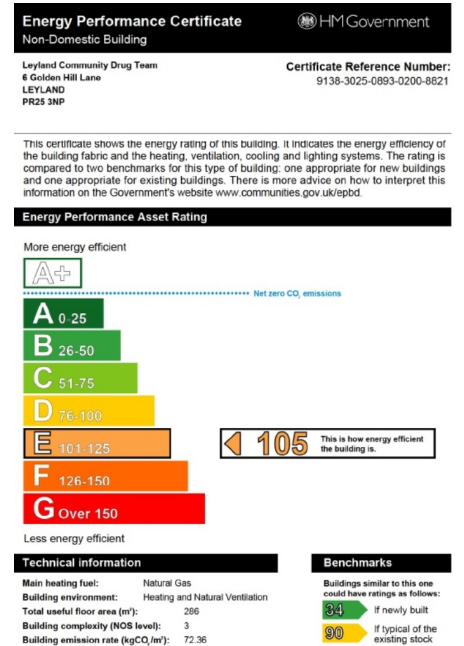
Photographs and Plans

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

Legal Costs

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

Energy Performance Certificate



VAT

We understand that the price agreed will NOT attract VAT.

Enquiries

Strictly by appointment with the sole agents:
Eckersley

Telephone: 01772 883388

Contact: Fiona Warren / Mark Clarkson

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