

Chartered Surveyors  
Commercial Property Consultants  
Valuers

**eckersley**  
commercial property solutions

**FOR SALE  
(MAY LET)**



## INDUSTRIAL/WAREHOUSE PREMISES

1,027 m<sup>2</sup> ( 11,050 ft<sup>2</sup> )

**Unit 2**  
**Bold Street**  
**Preston**  
**PR1 7JT**

- Accessible location
- Secure yard
- Eaves height of 3.76m rising to 6.5m to the apex

**01772 883388**

**[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)**

Starkie Court  
13 Starkie Street  
Preston  
Lancashire  
PR1 3LU

T | 01772 883388  
F | 01772 881602  
E | all@eckersleyproperty.co.uk

**eckersley**  
commercial property solutions



## Location

The premises are situated fronting Bold Street, off Aqueduct Street which connects Garstang Road with Fylde Road.

Access to Preston City Centre and the motorway network is via North Road and Garstang Road respectively. Preston City Centre is circa 1 mile to the South whilst the motorway network is accessed via junction 1 of the M55 or junction 31 of the M6 to the North and East respectively.

Nearby occupiers include Travis Perkins, Wickes and Lancashire Double Glazing.

## Description

The unit is of portal frame construction surmounted by profile steel cladding beneath cementitious sheet roof.

The unit is mainly open plan and benefits from concrete floors, fluorescent lighting and offices in addition to WC facilities.

The unit benefits from a secure yard area to the front.

## Accommodation

The gross internal floor area is approximately 1,027 m<sup>2</sup> (11,050 ft<sup>2</sup>).

## Services

Mains electricity (3 phase), gas, water and drainage is available to the unit.

## Rating Assessments

We understand that the unit has the following rating assessment:

Unit 2 – £10,250

Unit 2(a) – £4,300

Interested parties are, however, advised to make their own separate enquiries with Preston City Council (tel. 01772 906972).

## Planning

We believe that the premises have consent for their current use as industrial/workshop premises generally within Class B2 of the Use Classes Order 2005.

Interested parties are advised to make their own separate enquiries of Preston City Council Planning Department on 01772 906581.

## Tenure

Understood to be freehold.

## Terms

The premises are available freehold or alternatively our clients may consider a leasehold transaction subject to terms and tenant covenant strength.

## Price

£200,000

## Energy Performance Certificate

**Energy Performance Certificate** HM Government  
Non-Domestic Building

Unit 2  
Bold Street  
PRESTON  
PR1 7JT

Certificate Reference Number:  
0060-0439-6969-8821-8002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, 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 on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

**102** This is how energy efficient the building is.

Less energy efficient

### Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 693  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 102.49

### Benchmarks

Buildings similar to this one could have ratings as follows:  
**21** If newly built  
**57** If typical of the existing stock

## Legal Costs

Each party to be responsible for their own costs incurred in the preparation of the subject lease.

## VAT

We understand that the purchase price and rentals will attract VAT at the prevailing rate.

## Enquiries

Further information via the sole agents:

**Eckersley**

Contact: Fiona Warren / Mark Clarkson

Telephone: 01772 883388

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



Regulated By RICS

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. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Eckersley has any authority to make or give any representation or warranty whatever in relation to this property.

Certificate No.  
FS 45498

