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**TO LET
FOR SALE**



INDUSTRIAL/WAREHOUSE PREMISES

1,027 m² (11,050 ft²)

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

- Accessible location
- Secure yard
- Eaves height of 3.76m rising to 6.5m to the apex
- Competitive terms
- Ingoing tenants incentives available subject to terms

01772 883388

www.eckersleyproperty.co.uk

Starkie Court
13 Starkie Street
Preston
Lancashire
PR1 3LU

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

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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 m² (11,050 ft²).

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 906912.

Tenure

Understood to be freehold. Our clients are prepared to grant a new lease subject to terms to be agreed.

Rental

£20,000 per annum exclusive (approximately £1.81 per ft²).

Price

Offers in the region of £195,000.

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.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

102 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 693
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 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: Tim Lamb / Mark Clarkson

Telephone: 01772 883388

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



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