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**FOR
SALE**



INDUSTRIAL UNIT WITH SECURE YARD

1,256 m² (13,519 ft²)

72a Roman Way Industrial Estate
Longridge Road
Preston
PR2 5BB

- Very well located within established industrial estate
- Approximately 1 mile from junction 31(a) of M6 motorway
- Approximate eaves height of 5.25 metres
- Rare freehold opportunity
- Self contained secure yard area extending to circa 615 sq m

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Location

The unit is situated within the popular and established Roman Way Industrial Estate accessed from Longridge Road (B6243).

The estate is located approximately 3 miles north east of Preston City Centre and provides excellent access to the M6 Motorway via junction 31(a) being less than 1 mile to the east.

Description

The premises comprise a mid-terraced industrial unit being of steel portal frame construction surmounted by mixed brick and profiled clad elevations, beneath profiled clad roof incorporating translucent roof lights.

The property is currently used as a gym and is arranged into sections comprising the main gym, studio, changing facilities and stores. It generally benefits from fluorescent lighting, a concrete floor and 3-phase electricity.

The property has an approximate eaves height of 5.25 metres rising to 7 metres in the apex. Access is via 2 personnel doors in addition to a commercial roller shutter door.

Externally the unit offers a secure palisade yard floodlit yard area/car park extending to circa 615 sq m.

Accommodation

The premises extend to the following approximate gross internal floor areas:

	M ²	Ft ²
Warehouse/Gym	757	8,148
Mezzanine	499	5,371
Total	1,256	13,519

Services

We understand that the premises benefit from mains services including 3-phase electricity, water and drainage.

Rating Assessment

The premises have a Rateable Value of £33,000.

Interested parties are advised to make their own enquiries with Preston City Council (www.preston.gov.uk).

Planning

The premises are currently use as a gym which falls within use Class E(d) (formerly D2) of the Town & Country (Use Classes) Order.

Interested parties are, however, recommended to make their own separate enquiries via the local planning authority, Preston City Council.

Tenure

Understood to be freehold.

Asking Price

Upon application.

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

Legal Costs

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

Energy Performance Certificate

Unit 72a Roman Way, Longridge Road Preston PR2 6BB	Energy rating C	Valid until 30 May 2022 Certificate number: 67 48 8332-7349-9825-TW02
Property type B1 Offices and Workshop businesses		
Total floor area 990 square metres		
Rules on letting this property Properties can be let if they have an energy rating from A+ to E. If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered. From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.		
Energy efficiency rating for this property This property's current energy rating is C.		
How this property compares to others Properties similar to this one could have ratings: If newly built: 25 A If typical of the existing stock: 66 C		

VAT

The purchase price will be subject to VAT at the standard rate.

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.

Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden / Mark Clarkson

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