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**FOR
SALE**



SUBSTANTIAL OFFICE PREMISES WITH CAR PARK

480 m² (5,168 ft²)

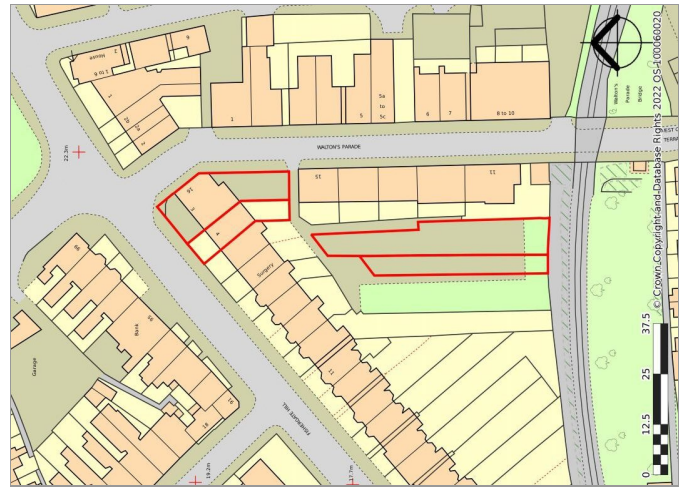
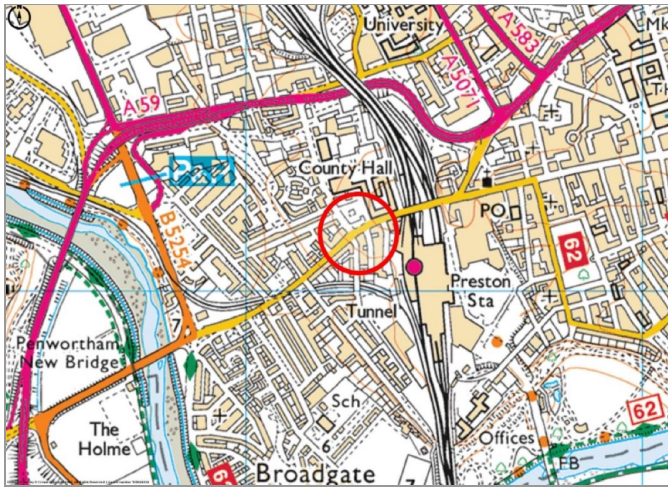
**3-4 Fishergate Hill
& 16 Waltons Parade
Preston
PR1 8JB**

- Substantial office accommodation with large car park
- Prominently situated close to Preston City Centre and Railway Station
- Partially income producing
- Suitable for alternative uses subject to planning permission
- Potential for a variety of uses S.T.P.
- Businesses Unaffected

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Location

The premises are prominently situated fronting Fishergate Hill at its junction with Waltons Parade and Bow Lane less than 200 metres from Preston central main line railway station and approximately 300 metres from Preston's main shopping high street, Fishergate.

The location provides easy access to the south of Preston as well as Ringway (A59) which connects with all the city's major thoroughfares.

Description

An attractive and imposing double end-terraced property being of traditional brick construction beneath pitched slate roof with ground floor elevations benefiting from a render finish with attractive stone paved frontage.

The accommodation is arranged across two buildings with self-contained lower ground floor office (within number 3) accessed from the rear with accommodation arranged over four floors providing a mix of good-sized open plan rooms generally benefiting from suspended ceilings including Category II lighting, IT networking, gas-fired central heating, kitchen and ladies, gents and disabled WC facilities.

To the rear there is a substantial car park providing approximately 32 car spaces or thereabouts.

Accommodation

The premises have been estimated to extend to the following net internal floor areas:

	M ²	Ft ²
3 Fishergate Hill		
Ground Floor	90	969
First Floor	75	807
Second Floor	78	840
Total	243	2,616
4 Fishergate Hill		
Ground Floor	40	433
First Floor	41	440
Second Floor	46	498
Lower Ground Floor	31	331
Total	158	1,702
16 Waltons Parade		
Ground Floor	79	850
Total	480	5,168

Services

Mains electricity, water, gas and drainage are available to the premises.

Rating Assessment

The premises have the following rating assessments:

RV	£13,500
4 Fishergate Hill	£8,600
16 Waltons Parade	£5,500

Interested parties should however, make their own direct enquiries of the local rating authority, Preston City Council (www.preston.gov.uk).

Planning

It is understood the premises benefit from an established use generally within Class E (offices) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties are recommended to make their own separate enquiries of the planning department at Preston City Council.

Tenure

The premises are understood to be freehold subject to existing leases as follows:

3 Fishergate Hill

Currently occupied by Anderton Ashcroft with vacant possession available in September 2022. The current passing rent is £24,225.72 per annum exclusive.

4 Fishergate Hill

Vacant.

16 Waltons Parade

Currently occupied by Unison Limited (Co. No. 01105991) on a 6 year lease with effect from 27.07.21 at a rental of £9,500 per annum exclusive.

Leases are available upon request.

Price

Upon application.

Energy Performance Certificate

Energy performance certificate (EPC)

After Adaptation Fishergate House, 16 Waltons Parade PRESTON PR1 3JL	Energy rating C	Valid until 19 April 2022 Certificate number: 9796-6232-9299-6494-6982
Property type	B1 Offices and Workshop businesses	
Total floor area	102 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: 34 B		
If typical of the existing stock: 90 D		
Properties are given a rating from A+ (most efficient) to G (least efficient).		

VAT

We understand that 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.

Legal Costs

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

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden/Mark Clarkson

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

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Photo Pages



