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**FOR
SALE**



STUDENT ACCOMMODATION SUITABLE FOR A RANGE OF USES (S.T.P.)

235 m² (2,526 ft²)

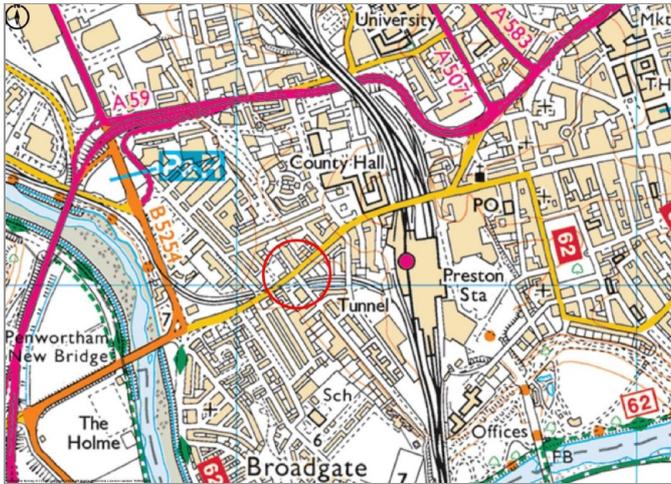
**The Moose Hotel
86 Fishergate Hill
Preston
PR1 8JD**

- Large corner property
- Prominently situated close to Preston City Centre and Railway Station
- Suitable for alternative uses (s.t.p.)

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Location

The premises are prominently situated fronting Fishergate Hill at its junction with Stanley Terrace overlooking Empire Services Sports & Social Club (Bowling Greens). The location lies circa 300m from Preston Central Mainline Railway Station which in turn leads to 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 imposing end terraced property being of traditional brick construction beneath pitched slate roof providing 5 bedsits on the ground floor, 6 bedsits on the first floor and a further 6 on the second floor. Each bedsit includes its own sink and each floor its own shared kitchen, shower and WC facilities.

The premises generally benefit from gas-fired central heating although the premises are in need of modernisation/refurbishment.

Externally, the property includes two car parking spaces.

Accommodation

The premises extend to the following approximate Net Internal Areas:

	M ²	Ft ²
Ground Floor	72	771
First Floor	81	869
Second Floor	82	886
Total	235	2,526

Services

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

Council Tax Band

We understand that the premises are within Council Tax Band "F".

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

Planning

It is understood that the premises have, up until recently, been used as student accommodation being a Sui Generis use within the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

We further understand that the property is Grade II Listed and is also within the Fishergate Hill Conservation Area. The premises may suit a range of alternative uses and therefore interested parties should make their own separate enquiries of the planning department at Preston City Council.

Tenure

We understand that the property is held freehold.

Price

Offers in excess of £225,000.

VAT

We understand that the purchase price will be subject to VAT at the standard rate.

Energy Performance Certificate



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/epcd.

Energy Performance Asset Rating



Technical information	Benchmarks
Main heating fuel:	Buildings similar to this one could have ratings as follows:
Building environment:	45 If newly built
Total useful floor area (m ²):	67 If typical of the existing stock
Building complexity (NBS level):	

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

Via the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden

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