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**FOR  
SALE**



## ATTRACTIVE SELF-CONTAINED OFFICES

229.2 m<sup>2</sup> ( 2,467 ft<sup>2</sup> )

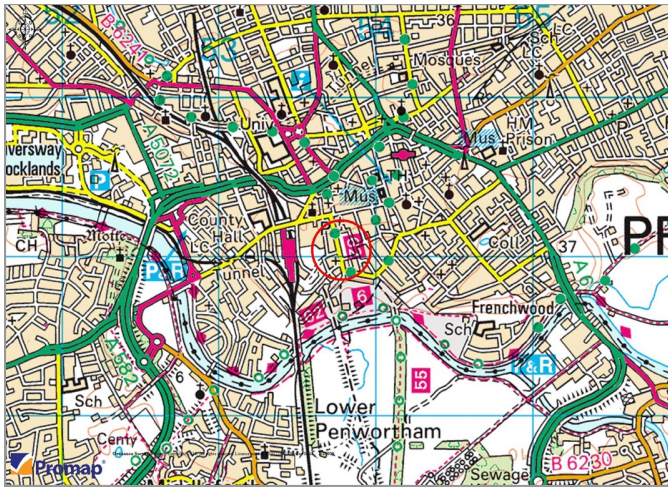
**15 Ribblesdale Place  
Preston  
PR1 3NA**

- Freehold Opportunity
- Ancillary Basement Storage
- Additional Workshop To Rear

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

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 PR1 3JU

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 LA1 1ET



## Location

The premises are prominently situated fronting Ribblesdale Place at its junction with East Cliff and Winckley Square and also close to the entrance to Avenham Park.

The area forms part of the main professional district in Preston city centre whilst also being close to the main retail thoroughfare of Fishergate. The city's bus and rail stations are within easy reach.

## Description

A period self-contained office building being of traditional brickwork construction beneath a pitched slate roof covering. The property provides accommodation over ground, first and second floors together with useable basement storage. Kitchen and WC facilities are also provided and the premises benefit from gas central heating throughout.

To the rear of the building is a workshop which is accessed separately.

Three car parking spaces may be available by way of separate negotiation.

## Accommodation

We have estimated the property extends to the following Net Internal Areas:

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	48.5	522
First Floor	91.7	987
Second Floor	49.1	529
Workshop	39.9	429
<b>Total NIA</b>	<b>229.9</b>	<b>2,467</b>

## Services

It is understood that mains connections to electricity, gas, water and drainage are available.

## Rating Assessment

The main building has a rateable value of £18,750 with the workshop being assessed separately and having a rateable value of £2,025.

Interested parties should make their own enquiries of the local rating authority, Preston City Council ([www.preston.gov.uk](http://www.preston.gov.uk)).

## Planning

The premises have a permitted use generally falling within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties should make their own separate enquiries of Preston City Council planning department ([www.preston.gov.uk](http://www.preston.gov.uk)).

## Tenure

Freehold.

## Asking Price

Offers in the region of £295,000.

## Photographs and Plans

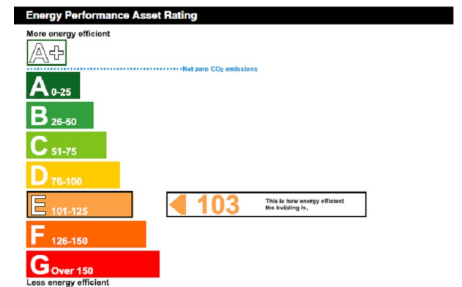
All photographs and plans provided within these particulars are indicative and for information purposes only and should not be relied upon.

## Energy Performance Certificate



15 Ribblesdale Place  
 PRESTON  
 PR1 3NA  
 Certificate Reference Number:  
 0040-0537-0570-5673-9002

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/epbc](http://www.communities.gov.uk/epbc).



## VAT

We understand the purchase price will not be subject to VAT.

## 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.

## All Enquiries

Please contact the sole agents:

## Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

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