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**FOR
SALE**



SECURE COMPOUND WITH OFFICE/STORES WITH POTENTIAL FOR A RANGE OF USES S.T.P.

0.162 hectares (0.4 acres)

351 m² (3,778 ft²)

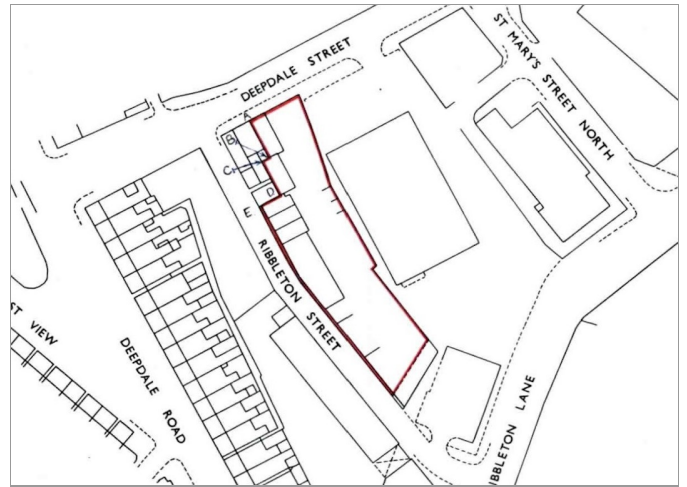
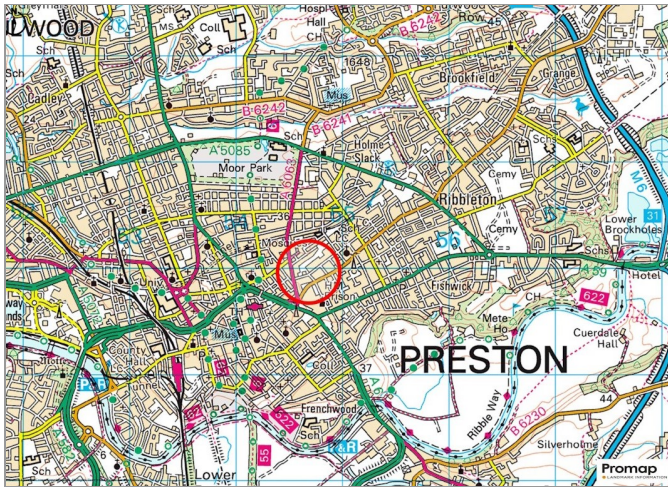
**Thomas Banks Coal Yard
Deepdale Street
Preston
PR1 5BD**

- Rare freehold secure compound with office and stores
- Close to Preston City centre
- Potential for a range of uses S.T.P.

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Location

The property is situated off Deepdale Street in between Deepdale Road (A6063) and Ribbleton Lane a short distance from Ringway (A59), Preston's ring road. Preston City Centre is less than 1 mile to the south west whilst junctions 31 & 31a of the M6 motorway are 2 miles to the east and north east respectively.

Guild Trading Estate adjacent is an established trade park with notable occupiers including Howdens, Screwfix, Euro Car Parts and Toolstation.

Description

The premises and site comprise an office together with out buildings and a secure yard area. The office is of brick construction beneath flat felted roof, incorporating timber frame windows. The building is heated via solid fuel with offices arranged in 3 cellular rooms together with WC facilities. The out buildings (formally stables) are of brick construction beneath a mix of metal clad and cementitious roofs all of which are in need of significant repair works.

The site is mixed tarmac and concrete surface being secured with barrier fencing on all sides with gated access.

Accommodation

The accommodation extends to the following approximate gross internal floor areas:

	m ²	ft ²
Office	53	570
Outbuildings (canopies)	298	3,208
Total	351	3,778

Site area

The gross site area has been estimated to extend to approximately 0.162 hectares (0.4 acres) and is delineated in red on the accompanying indicative site plan.

Services

It is understood that mains services including electricity, water and drainage are connected to the premises.

We recommend parties make their own separate enquiries in this regard.

Tenure

Understood to be freehold.

We understand that there is a small flying freehold above an area within the adjacent ownership (the benchmark building).

Rating Assessment

The property has a Rateable Value of £11,500.

Interested parties are recommended to make their own enquiries via the local rating depart at Preston City Council (www.preston.gov.uk).

Planning

The property is presently used as an office and coal yard, which we believe is a sui generis use within the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

We believe the property may offer potential for a variety of alternative uses subject to securing the appropriate planning permission.

Interested parties are invite to make their own separate enquiries via the Local Planning Authority, Preston City Council (www.preston.gov.uk)

Guide Price

Offers are invited in excess of £200,000.

Photographs and plans

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

VAT

We understand that the purchase price will NOT be subject to VAT.

Legal fees

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

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. Our client reserves the right not to accept the highest or any offer received.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden/Mark Clarkson

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