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FOR
SALE



FREEHOLD TOWN CENTRE RETAIL PREMISES

362 m² (3,900 ft²)

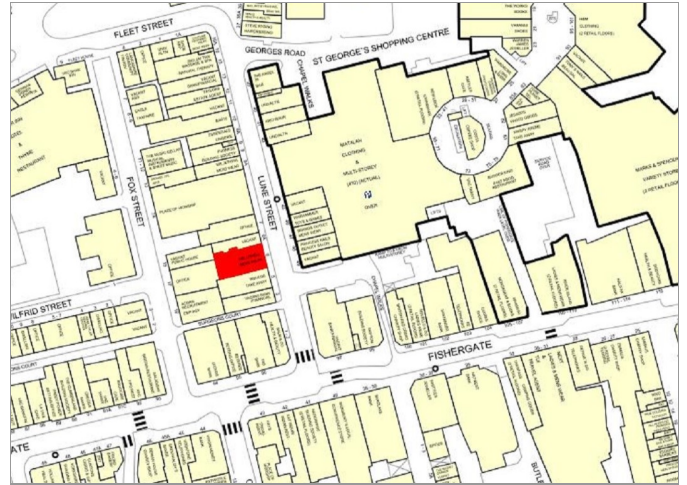
6 Lune Street
Preston
PR1 2NL

- Prominently situated in a busy city centre location less than 50m from Fishergate
- Rare freehold opportunity
- Redevelopment/conversion potential
- Suitable for various alternative uses (s.t.p.)
- Vacant possession circa May 2024

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Location

The property is situated in a prominent position fronting Lune Street less than 50m from its' junction with Fisher Gate opposite the St Georges Shopping Centre.

Lune Street is a significant vehicular and pedestrian thoroughfare linking Ringway with Fisher Gate. The latter is Preston City Centre's prime retail location and accommodates a range of retailers and service providers.

Description

The building comprises a mid-terraced retail property of traditional brick construction, incorporating period features.

Internally, the majority of the property is arranged over ground and first floor which are the main retail areas featuring attractive oak wood fixtures and fittings. The second floor is used for tailoring and provides storage space in addition to a kitchen.

There is a cellar which is used as storage. There is also an external WC.

Accommodation

We have estimated the net internal floor areas as follows:

	m ²	ft ²
Ground Floor	132	1,424
First Floor	98	1,055
Second Floor	72	775
Basement	60	646
Total	362	3,900

Services

Mains electricity, water, gas and drainage are provided to the property.

Heating is provided via a gas-fired central heating boiler.

Rating Assessment

The premises have a Rateable Value of £11,750.

Interested parties should, however, make their own separate enquiries of Preston City Council (www.preston.gov.uk).

Planning

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

We further understand that the property falls within the Winckley Square 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

Freehold with the benefit of vacant possession circa May 2024.

Asking Price

Offers in excess of £350,000.

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.

VAT

All prices are quoted exclusive of, but may be subject to, VAT at the standard rate.

Legal Costs

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

Energy Performance Certificate

6 Lune Street PRESTON PR1 3JJ	Energy rating D	Valid until 31 July 2033
		Certificate number: 2474-3528-3987-7763-7154

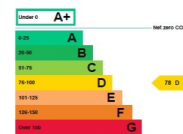
Property type	Retail/Financial and Professional Services
Total floor area	275 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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

Via the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden /Mark Clarkson

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mac@eckersleyproperty.co.uk