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SALE**



PRICE REDUCED

SUBSTANTIAL HOTEL PROPERTY SUITABLE FOR A VARIETY OF USES (S.T.P.)

877.5 m² (9,445 ft²)

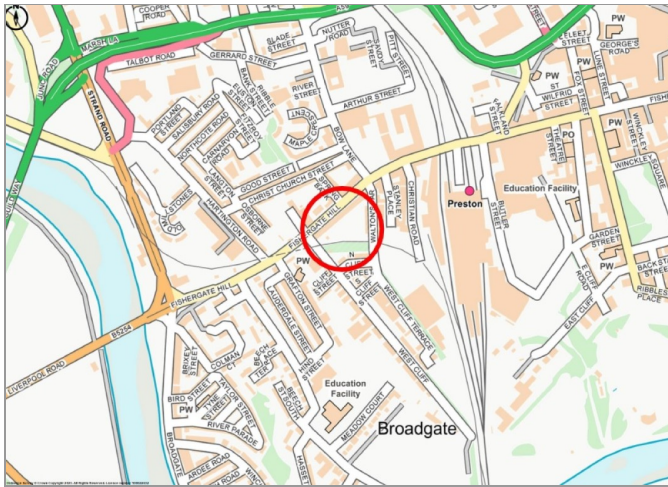
Ashwood Hotel
11-13 Fishergate Hill
Preston
PR1 8JB

- Substantial freehold opportunity
- Prominently situated close to Preston City Centre and Railway Station
- Large garden extending to approximately 4,500 sq ft
- Suitable for alternative uses (s.t.p)

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Location

The premises are prominently situated fronting Fishergate Hill lying circa 250 metres from the Preston central main line 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 links with all of the City's major thoroughfares.

Description

The property is an imposing mid-terraced property formerly comprising 4 separate dwellings which have been interconnected and reconfigured for the purposes of a hotel. The building is of traditional brick construction beneath pitched slate roof providing a total of 26 rooms over ground, first and second floor in addition to a lower ground floor level which includes a 2 bedroom owners apartment together with additional storage accommodation.

Externally, to the front elevation is an area of hardstanding providing approximately 7 parking spaces, whilst to the rear is a good-sized garden offering circa 4,500 sq ft of external space.

Accommodation

We have estimated the gross internal floor areas as follows:

	m ²	ft ²
Ground Floor	238.38	2,566
First Floor	238.38	2,566
Second Floor	238.38	2,566
Basement	162.32	1,747
Total	877.46	9,445

Services

The premises generally benefit from mains electricity, gas, water and drainage with heating via 2 gas fired boilers.

Rating Assessment

The property has have a Rateable Value of £12,000. The residential flat is within Council Tax Band "B".

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 that the premises are currently being used as a hotel, falling within use class C1 of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

The premises are also situated within the Fishergate Hill Conservation Area. The property 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

The property, we understand, is held freehold.

Asking Price

Offers in excess of £625,000.

Photographs and Plans

Any photographs and plans incorporated in these particulars are indicative and provided for identification purposes only. They should not be relied upon as an accurate representation.

Energy Performance Certificate

Address/Title 11-14 Fishergate Hill PRESTON PR1 3JB	Energy rating D	Valid until 18 March 2028
Certificate number: 9251-3097-0089-6269-3895		
Property type	C1 Hotels	
Total floor area	857 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy efficiency rating for this property		
This property's current energy rating is D.		
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built 32 B		
If typical of the existing stock 94 D		
Properties are given a rating from A+ (most efficient) to G (least efficient).		

VAT

All prices quoted are exclusive of, but may be liable 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

Via the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden/Mark Clarkson

Email: hjh@eckersleyproperty.co.uk /

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