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**FOR
SALE**



ONLY AVAILABLE DUE TO BUSINESS RELOCATION

263.5 m² (2,837 ft²)

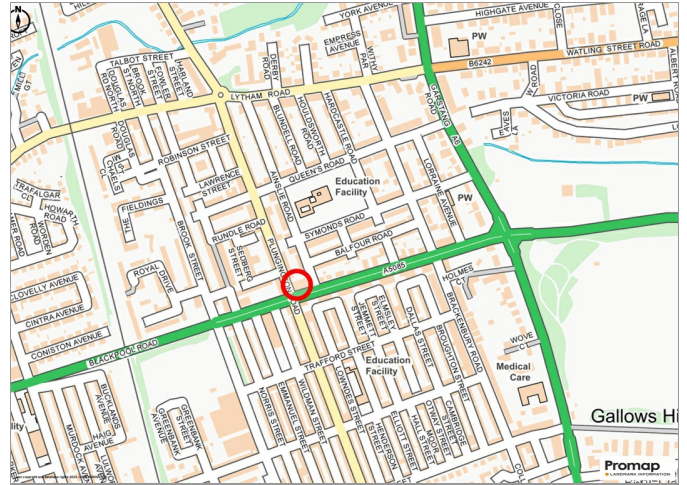
**346/348 Blackpool Road
Ashton
Preston
PR2 3AA**

- Substantial Retail Premises
- Additional Self-Contained Flat
- Highly Prominent Position
- Would Suit A Variety Of Uses
- Asset Management Potential

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Location

The premises are located in a highly visible position fronting Blackpool Road (A5085), a major route around the northern part of Preston, at its junction with Plungington Road.

The immediate vicinity comprises a range of retailers and service providers to the Blackpool Road frontage with nearby occupiers including Crown Care Services, Charisma Salon, Integrity Law, The West End Fish and Chips, Dp One Hair and Beauty and National Tyres and Autocare.

Description

The premises comprise a pair of adjoining two storey terraced properties which are interconnected internally at ground floor level. Both buildings have been extended to the rear at ground floor level only.

The ground floor provides reasonably open plan sales accommodation and small office facility together with store and workshop to the rear of 346 Blackpool Road which benefits from roller shutter access to the rear alleyway.

The first floor of 346 Blackpool Road provides ancillary staff welfare and storage facilities whilst the upper floor of 348 Blackpool Road accommodates a self-contained residential flat comprising kitchen, living room, bathroom and bedroom which benefits from a designated ground floor entrance from Plungington Road.

Services

We understand that 346 and 348 Blackpool Road each benefit from separate mains connections to gas, electricity, water and drainage although the gas supply to 348 only serves the residential flat. The rest of the building benefits from a common gas central heating system which is fed via the gas supply to 346.

Accommodation

The commercial element of the premises extends to the following Net Internal Areas:

	m ²	ft ²
Ground floor Retail	156.0	1,680
Ground floor Store/Workshop	70.8	762
First Floor Ancillary	36.7	395
Total	263.5	2,837

The residential flat extends to an approximate Gross Internal Area of 43.76 m² (471 ft²).

Rating Assessment

The commercial premises have a current Rateable Value of £16,000 with the flat having a Council Tax assessment within Band A.

Interested parties should, however, make their own enquiries of the local rating authority at 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.

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

Tenure

Freehold.

Asking Price

Offers in the region of £285,000.

VAT

We understand that the sale price will not be subject to VAT.

Energy Performance Certificate

346 Blackpool Road Fulwood PRESTON PR2 3AA	Energy rating C	Valid until 5 March 2029 Certificate number: 0930 4331 5509 4207 0002
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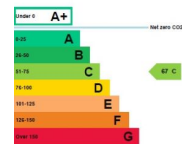
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	167 square metres

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 energy rating is C.



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.

Photographs and Plans

All photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

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

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk