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**FOR
SALE**



MIXED USE OPPORTUNITY

70.7 m² (761 ft²)

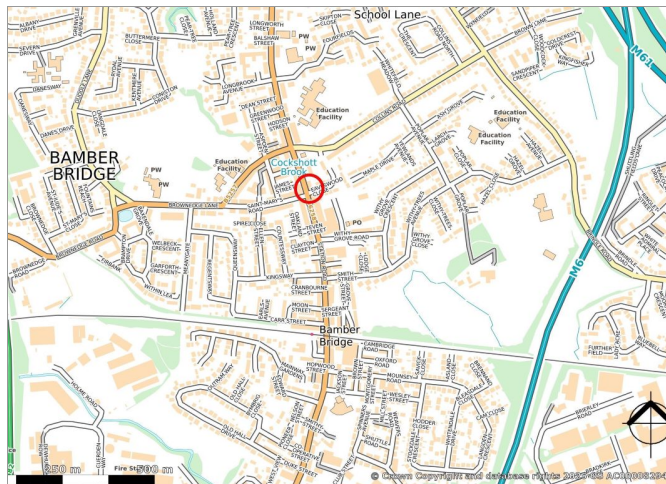
**167 Station Road
Bamber Bridge
Preston
PR5 6LA**

- Prominent Position
- Retail Shop & Self-Contained First Floor Flat
- Of Interest To Owner Occupiers, Investors & Developers

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
25A Winckley Square E | preston@eckersleyproperty.co.uk
Preston
PR1 3JJ

Lancaster office T | 01524 60524
76 Church St E | lancaster@eckersleyproperty.co.uk
Lancaster
LA1 1ET



Location

The property is prominently situated in the centre of Bamber Bridge fronting Station Road (B6258), at its junction with Eaveswood Close.

Bamber Bridge Shopping Centre is located adjacent to the premises, where occupiers include Morrisons supermarket, TSB bank, Reeds Rains Estate Agents and Betfred. On-street car parking is available in close proximity.

Description

The subject premises comprise a two-storey end-terraced property which accommodates a lock-up retail shop on the ground floor having open plan sales accommodation together with kitchen and WC facility.

The first floor is accessed via an external staircase located to the rear of the building and provides a self-contained residential flat which comprises 1 bedroom, living room, kitchen and bathroom accommodating shower, basin and WC.

Externally, the property benefits from an enclosed rear yard, accessed via Eaveswood Close, together with a small parcel of land to the side of the property which may offer potential for development or to provide additional off-street parking.

Accommodation

The ground floor retail shop extends to an approximate Net Internal Area (NIA) of 33.5 m² (360.6 ft²) with the first floor flat extending to approximately 37.23 m² (400.7 ft²) Gross Internal Area (GIA).

Services

We understand that the property benefits from mains connections to electricity, water and drainage. We understand that the shop and flat have separate electricity supplies.

Rating Assessments

The shop has a Rateable Value of £6,000. Occupiers may therefore be eligible for small business rates relief depending on individual circumstances.

The flat has an Council Tax Assessment within Band A.

Interested parties should make their own enquiries of the local rating authority, South Ribble Borough Council.

Planning

We believe the premises will have an established use within Class E (commercial) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries with the local planning authority, South Ribble Borough Council.

Tenure

The property is held on a long leasehold basis by way of the residue of a 999 year lease with effect from 1 November 1870.

Asking Price

Offers in the region of £140,000.

VAT

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

Energy Performance Certificate

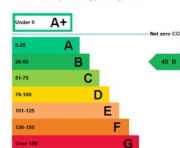
167 Station Road Bamber Bridge PR1 3JJ PR1 3JJ	Energy rating B	Valid until 26 April 2024
Property type Retail/Financial and Professional Services		Certificate number 4245.6251.8457.6862.8875
Total floor area 38 square metres		

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 B.



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 plans are provided within these particulars are for information 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.

All Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: preston@eckersleyproperty.co.uk