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**TO LET
FOR SALE**



SUBSTANTIAL OFFICE PREMISES SUITABLE FOR A VARIETY OF USES (S.T.P)

921 m² (9,913 ft²)

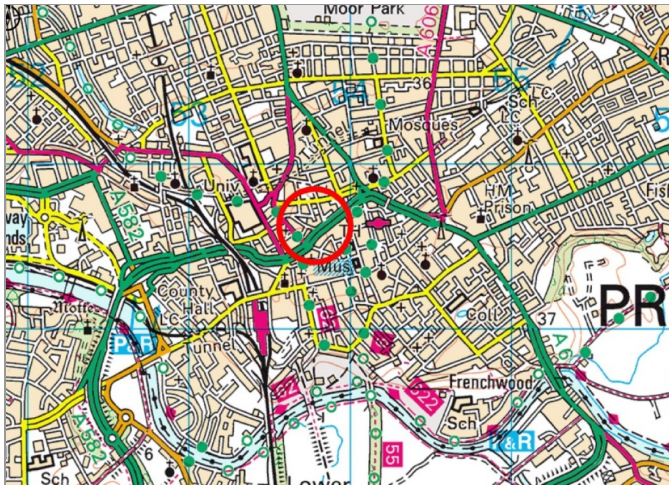
Trinity House
88-96 Market Street West
Preston
PR1 2EU

- Prominently located on Market Street West
- City Centre location, experiencing ongoing regeneration
- Substantial semi-detached property
- Well fitted office accommodation
- Suitable for a variety of uses including redevelopment (s.t.p.)

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Location

The premises are situated on Market Street West, immediately off Ringway (A59), which forms part of Preston's inner ring road.

The location provides excellent access to Preston City Centre as well as the surrounding suburbs, benefitting from strong communication and transport links.

In recent years, Market Street West has experienced a noticeable increase in activity, following the introduction of Chew's Yard, along with a growing number of licensed premises, hospitality venues, and other commercial establishments, contributing to the area's regeneration.

Description

The premises comprise a substantial semi-detached property of traditional brick construction beneath pitched slate roofs. Internally, the accommodation is arranged over four floors and offers a mix of open-plan and cellular rooms, providing flexible workspace suitable for a range of occupiers.

The building is predominantly used as office accommodation, with the majority of the space fitted out accordingly. Ancillary storage areas are also provided, supporting a variety of operational requirements.

Following its conversion from a former mill, the property retains a number of attractive original features, while also benefiting from modern specifications including suspended ceilings, raised access floors, gas-fired central heating, air conditioning and uPVC double glazing throughout.

The premises benefit from dedicated garage car parking.

The property may also be suitable for conversion to an alternative use, such as residential or mixed-use development, subject to obtaining the necessary planning consents.

Services

Mains electricity, water, gas and drainage are available to the premises.

Accommodation

The gross internal floor areas have been estimated as follows:-

| | m ² | ft ² |
|--|----------------|-----------------|
| Ground Floor (Garage, Storage, Kitchen) | 257 | 2,766 |
| First Floor (Offices) | 297 | 3,197 |
| Second Floor (Offices) | 270 | 2,906 |
| Third Floor (Offices) | 97 | 1,044 |
| Total | 921 | 9,913 |

Rating Assessment

The property has a Rateable Value of £61,500.

Interested parties should make their own enquiries of the local rating authority (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 Order) 1987 (As Amended) and may offer scope to alternative uses under permitted development rights.

Interested parties should make their own separate enquiries of the planning department at Preston City Council

Tenure

Understood to be freehold.

Asking Price

Unconditional offers are sought in the region of £750,000.

Asking rental

Upon application.

Photographs and Plans

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

Legal Costs

Each party to be responsible for their own legal fees incurred in this transaction.

Energy Performance Certificate

| | | |
|--|---------------------------|-----------------------------|
| Property Name 88-90, Market Street West PRESTON PR1 3JJ | Energy rating D | Valid until 17 June 2035 |
| Certificate number 8514 7866 5746 8123 6534 | | |

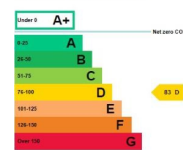
| |
|--|
| Property type Offices and Workshop Businesses |
| Total floor area 1,127 square metres |

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 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.

VAT

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

Money Laundering

Please note that, once an offer is accepted, we are required to undertake customary due diligence on all prospective purchasers and Tenants (subject to rental amount). This includes obtaining proof of identity and proof of address.

An anti money laundering check will then be carried out via SmartSearch in order to comply with HMRC anti money laundering requirements.

Enquiries

Via the sole agents:

Eckersley

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Contact: Harry Holden

Email: preston@eckersleyproperty.co.uk

