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**FOR  
SALE**



## SURFACED CAR PARK WITH POTENTIAL FOR A RANGE OF USES S.T.P.

0.06 hectares ( 0.15 acres )

**Car Park**  
**Ribbleton Street**  
**off Ribbleton Lane**  
**Preston**  
**PR1 5EZ**

- Rare freehold
- Close to Preston City centre
- Profile onto Ribbleton Lane
- Circa 20 car parking spaces
- Alternative uses S.T.P.

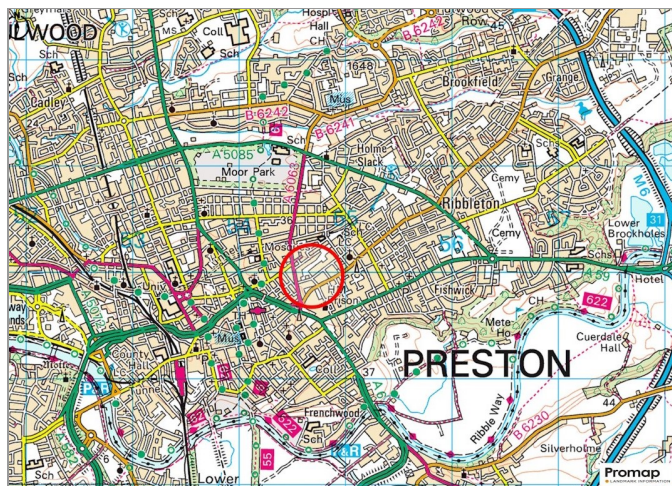
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## Location

The property is situated on Ribbleton Street, off Ribbleton Lane a short distance from Ringway (A59), Preston's ring road. Preston City Centre is less than 1 mile to the south west whilst junctions 31 & 31a of the M6 motorway are 2 miles to the east and north east respectively.

Guild Trading Estate adjacent is an established trade park with notable occupiers including Howdens, Screwfix, Euro Car Parts and Toolstation.

## Description

A flat tarmac surfaced and lined car park providing circa 20 car spaces. The car park is surrounded by a brick wall together with grassed and landscaped bund with frontage onto Ribbleton Lane.

## Site area

The gross site area has been estimated to extend to approximately 0.06 hectares (0.15 acres) and is delineated in red on the accompanying indicative site plan.

## Services

It is understood that mains services are located within the adjacent highway.

We recommend parties make their own separate enquiries in this regard.

## Tenure

Understood to be freehold.

## Rating Assessment

We have been unable to locate a rateable value for the subject property.

Interested parties are recommended to make their own enquiries via the local rating depart at Preston City Council ([www.preston.gov.uk](http://www.preston.gov.uk)).

## Planning

The property is used as a car park which we believe is a sui generis use within the Town and Country Planning (Use Classes) Order 1987 (as amended).

We believe the property may offer potential for a variety of alternative uses subject to securing the appropriate planning permission.

Interested parties are invite to make their own separate enquiries via the Local Planning Authority, Preston City Council ([www.preston.gov.uk](http://www.preston.gov.uk))

## Price

Offers are invited in excess of £150,000.

## Photographs and plans

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

## VAT

We understand that the purchase price will NOT be subject to VAT.

## Legal fees

Each party to be responsible for their own legal costs incurred in their respective transaction.

## 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

Strictly by appointment with the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson/Harry Holden

Email: [mac@eckersleyproperty.co.uk](mailto:mac@eckersleyproperty.co.uk)/  
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