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**FOR
SALE**



TOWN CENTRE OFFICES

86.9 m² (935 ft²)

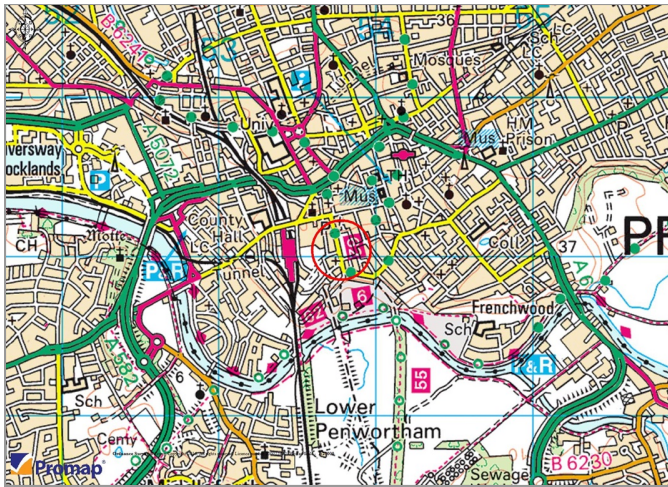
**13b Winckley Square
Preston
PR1 3JJ**

- Fronting Winckley Square
- Suitable for a variety of uses (s.t.p.)
- Self-contained with 2 car parking spaces
- Recently refurbished and well appointed

www.eckersleyproperty.co.uk

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 Preston
 PR1 3JJ

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 76 Church St E | lancaster@eckersleyproperty.co.uk
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Location

The property is situated fronting Winckley Square in Preston's historic professional office district. It lies within a few hundred metres of the main shopping street of Fishergate and within walking distance of Preston Railway Station and bus station.

Winckley Square is situated around an attractive open garden area which has received significant funding in recent years and therefore benefited from substantial improvement and regeneration. The immediate vicinity accommodates some of the city's leading professional firms.

Description

The property comprises a characterful Georgian end-terraced building of traditional brick construction beneath a pitched slate-tiled roof, arranged over two storeys with an additional third-floor loft storage area created as part of a recent refurbishment.

There is a single-storey annexe to the rear that forms a kitchen and staff amenity facility which is also of brick construction but with a monopitch slate tiled roof.

Internally the property provides office accommodation to ground and first floor with storage in the created second floor area.

To the rear there is an area adopted for car parking that can accommodate 2 vehicles which are accessed from Back Starkie Street.

Accommodation

The premises extend to the following net internal areas:

	m ²	ft ²
Ground Floor Offices	36.4	392
First Floor Offices	37.2	400
Second Floor Storage	13.3	143
Total	86.9	935

Services

We understand the property benefits from mains electricity, gas, water and drainage.

Rating Assessment

The premises have a Rateable Value of £11,250.

Interested parties should, however make their own separate enquiries with the local rating authority at Preston City Council (www.preston.gov.uk).

Planning

We understand that the premises existing use is generally within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The property is within the Winckley Square Conservation Area and is shown on the Historic England website as being Grade II Listed (listing number 1279781).

Interested parties are, however, recommended to make their own separate enquiries via the local planning authority, Preston City Council.

Tenure

Understood to be long leasehold or a term of 999 years from 22 January 1999 subject to a peppercorn rental.

Asking Price

Offers in excess of £225,000 are invited.

Photographs and Plans

All photographs and plans provided within these particulars are indicative and 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 type	Energy rating	Valid until
43b Winckley Square Preston PR1 3JJ	E	7 April 2028
		Certificate number: 2491 2498 4765 4336 2203
Property type	Retail/Financial and Professional Services	
Total floor area	150 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 E.		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

The purchase price will not be subject to VAT.

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

Telephone: 01772 883388

Contact: Harry Holden

Email: preston@eckersleyproperty.co.uk