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**FOR  
SALE**



## COMMERCIAL UNIT WITH FORECOURT

409 m<sup>2</sup> ( 4,402 ft<sup>2</sup> )

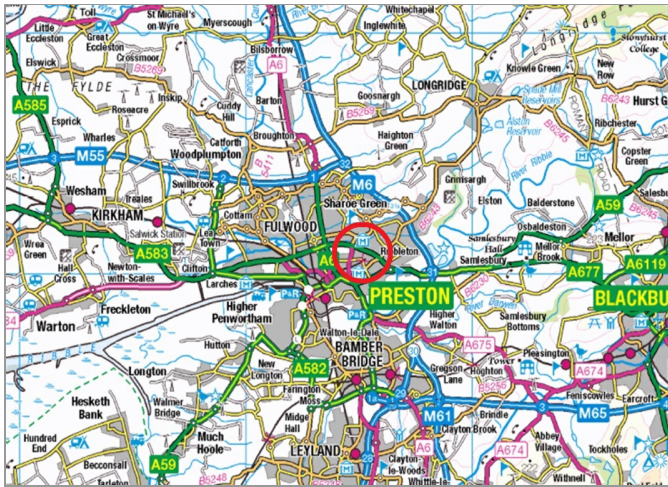
**Commercial Unit**  
**Isherwood Street**  
**Preston**  
**PR1 5HQ**

- Rare Freehold opportunity
- Good transport links to main arterial routes and wider road network
- Up to 5.54m internal height
- Roller shutter access and parking
- Suitable for a variety of uses S.T.P

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)

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## Location

The property occupies a corner position on Isherwood Street/Skeffington Road, within an established mixed-use commercial and residential location east of Preston city centre.

The premises are situated circa 1 minute from Ribbleton Lane, with Blackpool Road approximately 0.5 miles to the east and New Hall Lane to the south, both of which serve as key arterial routes providing direct access into Preston city centre via Ringway and to Junction 31 of the M6, approximately 2 miles to the east. The location therefore benefits from excellent connectivity to the wider regional motorway network, including the M6 and M65.

## Description

The property comprises a versatile unit of steel portal frame construction, with full-height brick infill beneath a profile metal clad roof, which has been overlaid. Access into the unit is provided via an electrically operated roller shutter door measuring approximately 3.67m x 3.14m.

The property provides accommodation over the ground floor, benefiting from concrete floors, LED lighting, partitioned storerooms, WC facilities and office accommodation. The office areas benefit from LED lighting and carpeted floor finishes. The unit has an eaves height of approximately 3.44m to the underside of the beam, rising to approximately 5.54m.

There is a mezzanine level supported by steel and timber, benefiting from carpeted floor coverings, together with storerooms to the rear. Prospective purchasers may wish to remove the mezzanine to utilise the full height of the building.

Externally, there is a small concrete forecourt suitable for parking approximately 4–5 vehicles.

## Services

We understand the premises benefit from mains electricity, water and drainage.

## Accommodation

We have estimated the property extends to following Gross Internal Areas:

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	238	2,563
First Floor Mezzanine	171	1,839
<b>Total</b>	<b>409</b>	<b>4,402</b>

## Rating Assessment

The property has a Rateable Value of £13,250.

Interested parties are however recommended to make their own enquiries with the local rating authority at Preston City Council.

## Planning

We understand the premises benefit from a use generally within Use Class E and B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries of the Planning Department at Preston City Council.

## Tenure

Understood to be freehold.

## Asking Price

Offers in excess of £175,000 are invited.

## Photographs and Plans

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

## Legal Costs

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

## VAT

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

## Energy Performance Certificate

Energy Performance Certificate  
 Non-Domestic Building HM Government  
 Certificate Reference Number:

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/ebcd](http://www.communities.gov.uk/ebcd).

### Energy Performance Asset Rating



### Technical information

Main heating fuel:  
 Building environment:  
 Total useful floor area (m<sup>2</sup>):  
 Building complexity (NOS level):

### Benchmarks

Buildings similar to this one could have ratings as follows:  
 45 If newly built  
 67 If typical of the existing stock

## 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

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