

Chartered Surveyors
Commercial Property Consultants
Valuers

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commercial property solutions

**FOR
SALE**



MULTI STOREY MILL WITH SECURE CAR PARK

1,752 m² (18,858 ft²)

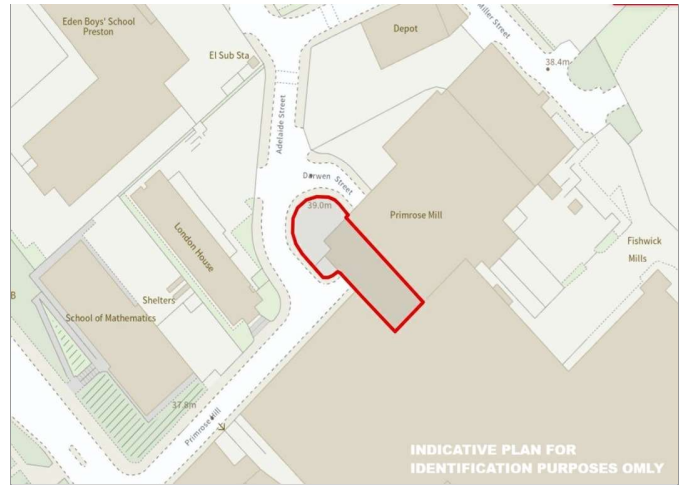
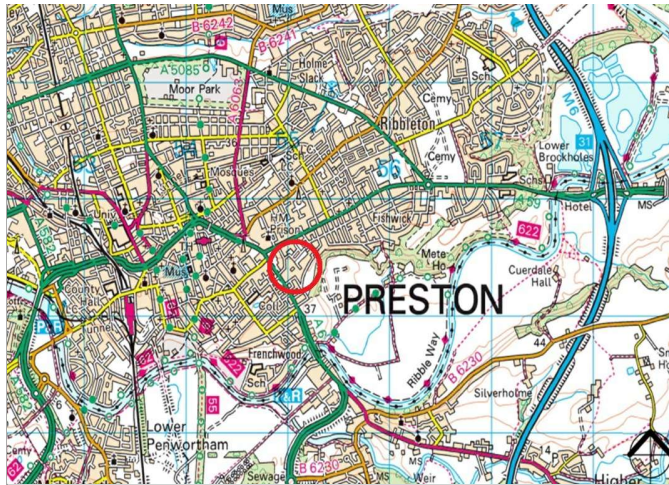
**Primrose Mill
Primrose Hill
off London Road
Preston
PR1 4BX**

- Very well located premises easily accessible to the City Centre and Motorway network
- Generally open plan accommodation with 4.1 & 3.3 m clearance
- Cost effective accommodation
- Development opportunity for various uses including residential or self storage S.T.P

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 76 Church St E | lancaster@eckersleyproperty.co.uk
 Lancaster
 LA1 1ET



Location

Primrose Mill is situated on Primrose Hill, accessed off London Road (A6), approximately 1 mile to the south-east of Preston city centre.

The property benefits from good connectivity, with the A6 providing a direct route into the city centre and south towards Chorley. The M6 motorway lies approximately 2 miles to the west at Junction 31, with Junction 29 also within close proximity, providing access to the M65 and wider motorway network.

The immediate area comprises a mix of commercial and residential uses. Notably, a Lidl food store is located nearby on London Road, together with an immediately adjacent ongoing apartment development of Primrose House. The newly redeveloped Lancaster University School of Mathematics is also situated to the front, fronting London Road.

The property occupies an elevated position on Primrose Hill, within an established area on the fringe of the city centre, offering a balance of accessibility and a slightly more private setting.

Description

The property comprises a substantial 5 storey former mill building of traditional brick construction beneath a timber and felt covered roof incorporating roof lights.

The accommodation is arranged over ground (including single storey outrigger), first, second and third floors together with a usable attic level. Internally, the floors are of solid concrete construction with cast iron columns, providing predominantly open plan accommodation throughout.

Floor to ceiling height at ground floor level is approximately 4.13 m, with upper floors providing approximately 3.3 m, excluding the attic level.

Windows are mixed uPVC double glazed and timber single glazed windows, with lighting provided by fluorescent strip fittings. WCs are provided at each level and the building is served by a gas fired heating system.

Loading is via a full height commercial access door at ground floor level together with lift and hoist system

Externally, the property benefits from a secure surfaced yard providing approximately 8 car parking spaces together with 2 further off road spaces.

Accommodation

We have estimated the property extends to the following gross internal areas:

	m ²	ft ²
Ground Floor	419	4,510
First Floor	356	3,832
Second Floor	356	3,832
Third Floor	356	3,832
Attic	265	2,852
Total	1,752	18,858

Services

Mains electricity (3 phase), water, gas and drainage are available to the premises.

Rating Assessment

The property has 3 separate Rateable Values as follows:

	RV
GF, 1st & 2nd Floors	£15,250
3rd Floor	£2,800
4th Floor	£2,700

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

Planning

We understand that the premises benefit from an established lawful use generally within Classes B2/B8 within the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are, however, recommended to make their own separate enquiries via the local planning authority, Preston City Council (www.preston.gov.uk).

Tenure

The premises are held freehold.

Asking Price

Offers in the region of £325,000.

Photographs and Plans

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

Energy Performance Certificate

Energy rating	Valid until
D	21 January 2030
Certificate number: 0296-7268-0360-2960-5644	
Property type	B1 Offices and Workshop businesses
Total floor area	1,019 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 figures quoted will NOT be subject to VAT.

Legal fees

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

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

Strictly by appointment with the sole agents:

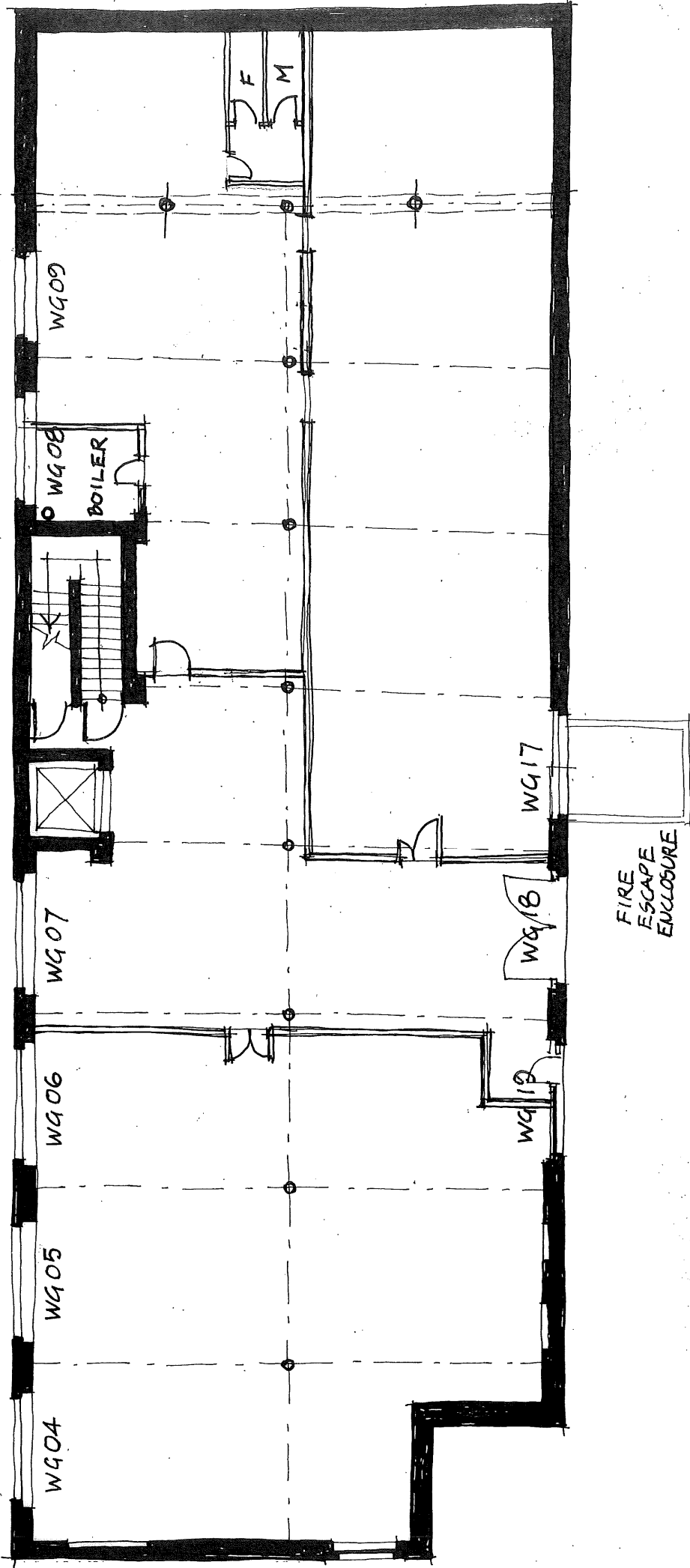
Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson/Harry Holden

Email: preston@eckersleyproperty.co.uk

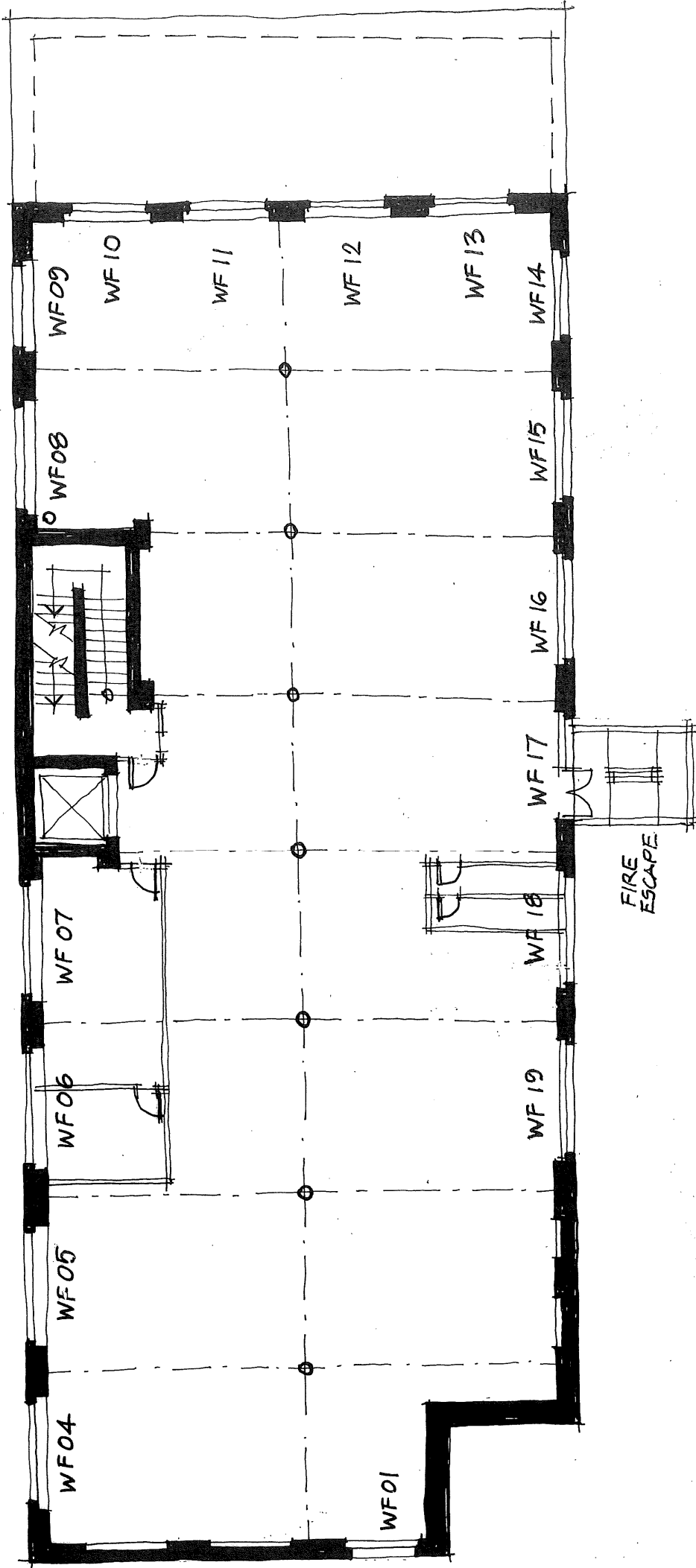
Primrose Mill, Preston: Sketch Plans.



GROUND FLOOR PLAN (N.T.S.)

F. DUNCAN SANDERSON
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Tel : 0161 434 7343
Mobile : 07769 691258
E-mail: fdslep@gmail.com

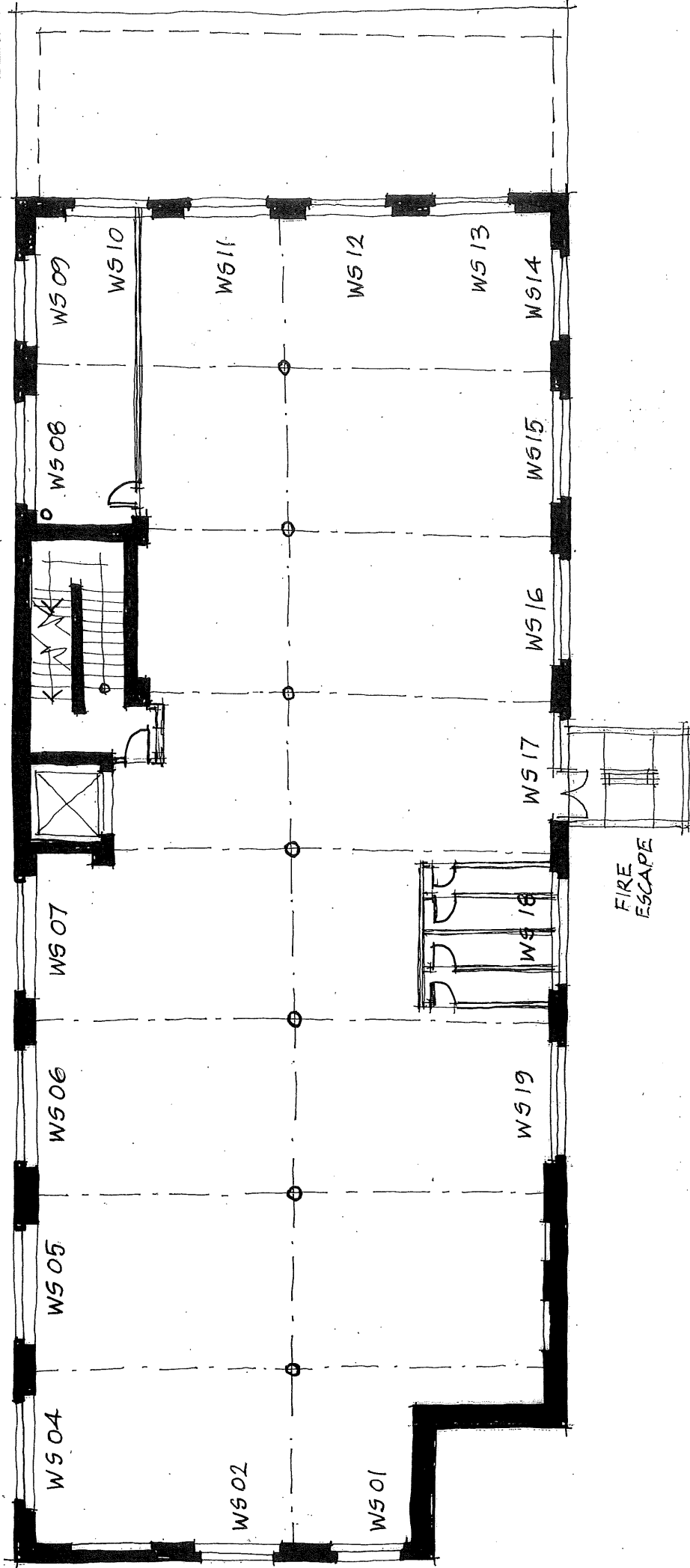
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FIRST FLOOR PLAN (N.T.S.)

F. DUNCAN SANDERSON
32, Bamford Road
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Mobile : 07769 691258
E-mail: fdslep@gmail.com

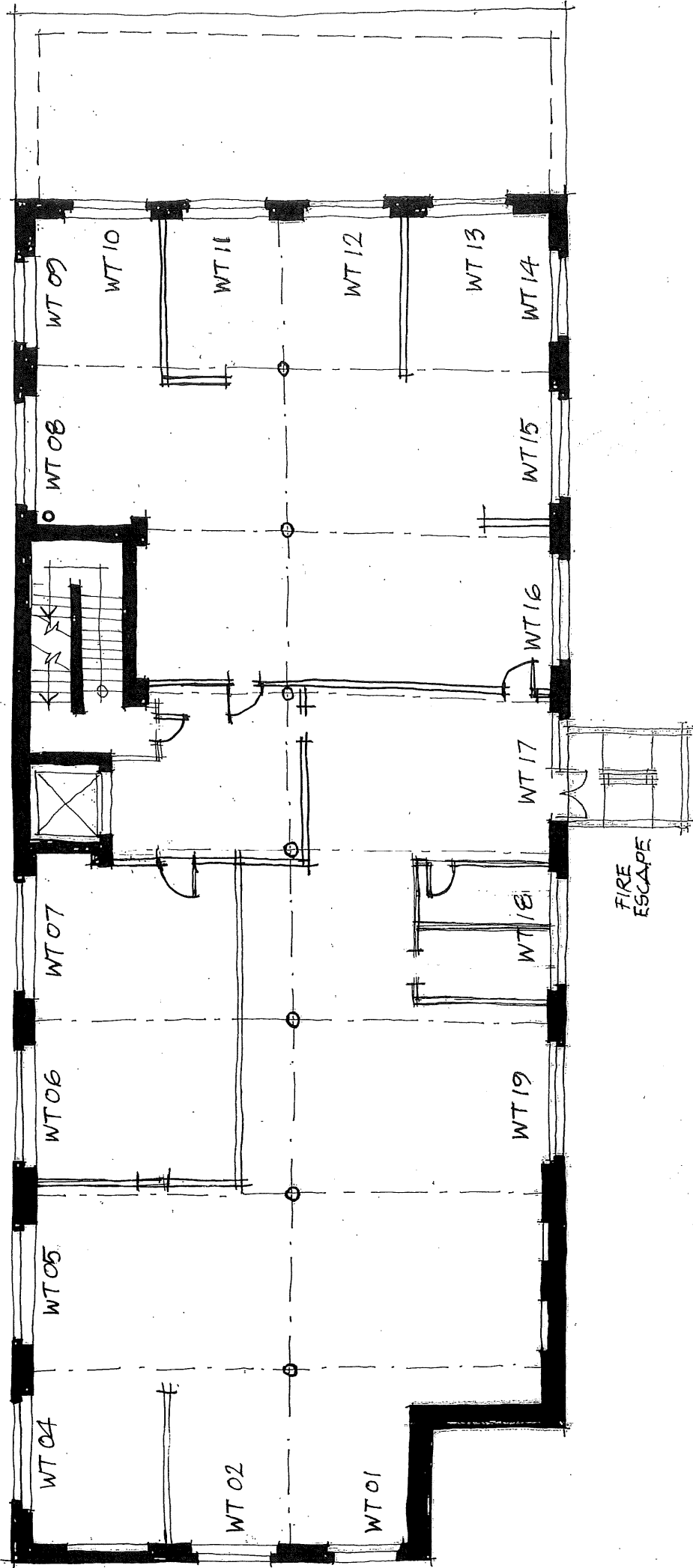
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SECOND FLOOR PLAN (N.T.S.)

F. DUNCAN SANDERSON
32, Barnford Road
Didsbury
Manchester M20 2GW
Tel : 0161 434 7343
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E-mail: fdslep@gmail.com

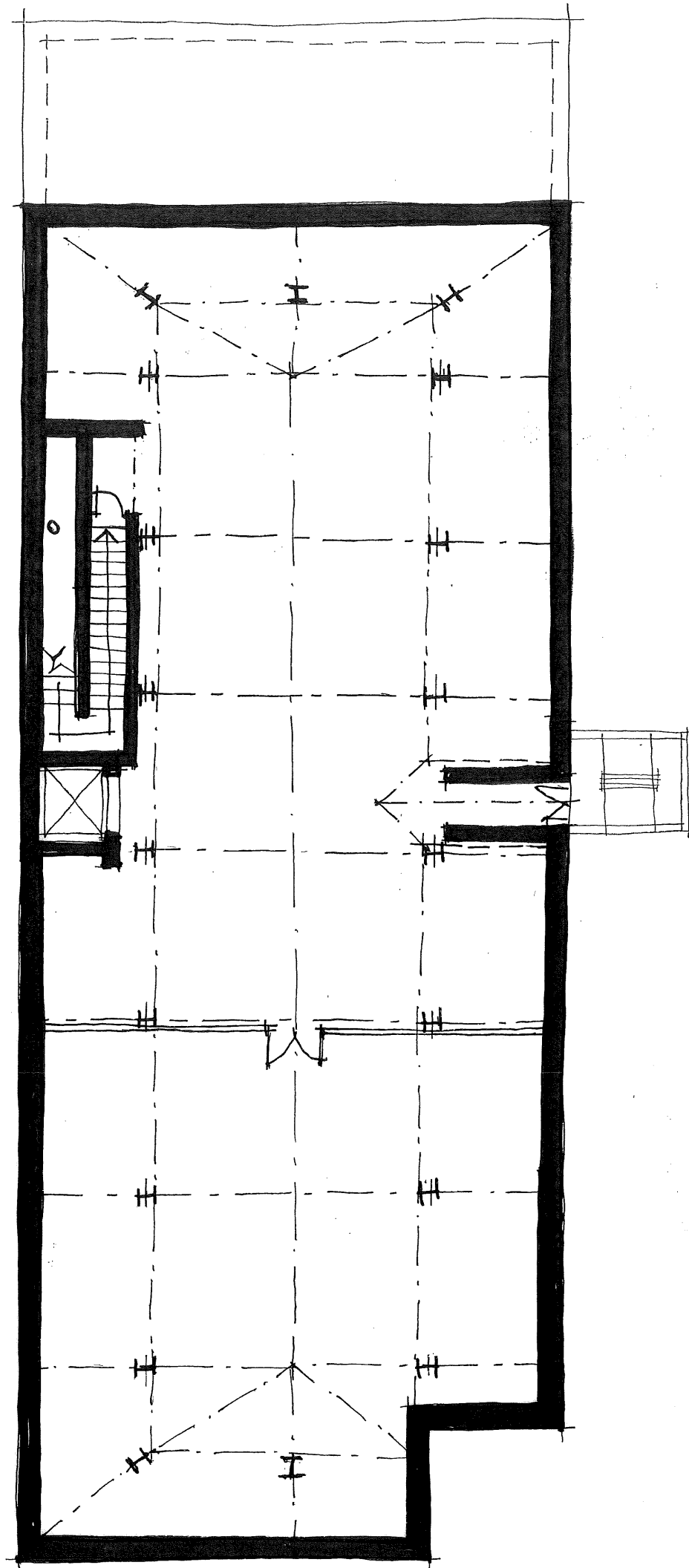
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THIRD FLOOR PLAN (N.T.S.)

F. DUNCAN SANDERSON
32, Bamford Road
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Manchester M20 2GW
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ATTIC PLAN (N.T.S.)

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