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SALE**



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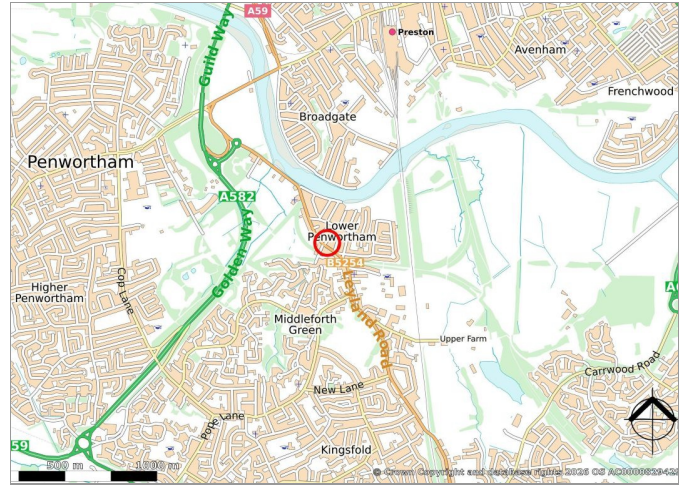
**83 & 83a Leyland Road
Penwortham
Preston
PR1 9QJ**

- Mixed Use Income Stream
- Partially Let Investment Property
- Popular Location
- Prominent Corner Position

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Location

Situated fronting Leyland Road at its junction with Dove Avenue the property is located in the area of Middleforth which forms part of the popular residential suburb of Penwortham approximately 1½ miles to the south west of Preston City Centre.

The premises benefit from close proximity to amenities and are in an accessible location benefiting from easy access to the centre of Preston as well as further afield.

Description

The property comprises a two storey end terraced building accommodating a self-contained self-contained lock-up retail unit at ground floor level which has a glazed return frontage. The premises trade as a pilates/wellbeing studio and beauty salon and are fitted in keeping with this use. The shop extends to a Net Internal Area of 30.0 m² (323 ft²).

A self-contained residential maisonette occupies the rear of the ground and first floor of the property comprising a good sized dining kitchen on the ground floor which also gives access into the enclosed rear yard. A living room, two bedrooms and bathroom are situated on the upper level.

The residential accommodation benefits from a separate access from Dove Avenue and extends to an approximate Gross Internal Area (GIA) of 64.9 m² (699 ft²).

In addition, there is a lock-up garage of brickwork construction to the rear of the plot which is also accessed from Dove Avenue.

Services

We understand the retail unit benefits from mains connections to electricity, water and drainage.

The residential maisonette has separate mains connections to electricity, gas, water and drainage and benefits from a gas central heating system.

Rating Assessments

The shop has a Rateable Value of £5,000 whilst the maisonette has a Council Tax Assessment within Band A.

Tenure

Freehold under Registered Title no. LAN112448.

Tenancy

The ground floor shop unit is let by way of a 2 year lease with effect from 23rd April 2026 at an annual rental of £5,940 exclusive, payable monthly in advance. The lease is granted on internal repairing terms with the tenant's liability extending to the shop front, doors and windows of the property.

The residential maisonette is presently vacant.

Asking Price

Offers in the region of £175,000.

VAT

We understand the purchase price will not be subject to VAT.

Photographs and Plans

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

Energy Performance Certificate

Energy performance certificate (EPC)		
83 Leyland Road PENWORTHAM PR1 3JJ	Energy rating D	Valid until 18 October 2031
		Certificate number 4512-3918-8353-6989-1789
Property type Total floor area	B8 Storage or Distribution 34 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.
Under 2 A+		The better the rating and score, the lower your property's carbon emissions are likely to be.

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.

All Enquiries

No approach should be made to the occupier directly.

Please contact the sole agents for further information:

Eckersley

Contact: Mary Hickman

Tel: 01772 883388

Email: preston@eckersleyproperty.co.uk