

6 ST MARKS PLACE EAST

PRESTON PR1 8TN

FOR SALE

1,037.45 m^2 (11,167 ft^2)

Substantial office, showroom and workshop premises with approximately 40 parking spaces, offering alternative use or redevelopment potential S.T.P

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KEY FEATURES

- Rare freehold opportunity, available with vacant possession
- Detached former school premises
- Providing a mix of office, showroom, workshop and manufacturing accommodation
- Refurbished internally to provide good quality business accommodation
- Suitable for continued commercial use, including offices, showroom, workshop or light industrial uses, subject to any necessary consents
- Accommodation arranged over lower ground, ground and first floor levels
- Predominantly open-plan layout with scope for reconfiguration
- Good ceiling heights to parts of the building
- Substantial external areas, including on-site parking for approximately 40 vehicles
- Established Preston location close to the city centre, with strong residential catchment and local amenities
- Potential for alternative uses or redevelopment, subject to planning





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DESCRIPTION

The property comprises a substantial detached former school building arranged over lower ground, ground and first floor levels.

The building is of traditional brick construction beneath pitched slate roofs and has historically been extended and refurbished to a good standard. The accommodation is currently used as a design studio with ancillary offices, showroom/display areas, meeting rooms, staff facilities and storage.

Internally, the premises provide a flexible mix of open-plan and cellular accommodation, with good ceiling heights to parts. The layout would lend itself to a range of commercial occupiers, subject to any necessary consents.

The property's former educational use may also be of interest to specialist education, training or alternative provision operators, subject to planning.

Externally, the property benefits from substantial surfaced areas for parking, circulation and servicing, with approximately 40 on-site parking spaces.





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ACCOMMODATION

The property extends to an approximate gross internal floor area of:

Description	m²	ft²
Lower Ground Floor	272.21	2,930
Ground Floor	447.74	4,819
First Floor	317.50	3,418
Total	**1,037.45**	**11,167**

All measurements are approximate and provided for guidance only.

PLANNING

The property is currently used as a design studio with ancillary office and showroom accommodation, which is understood to fall within Class E of the Town and Country Planning (Use Classes) Order 1987, as amended.

The building is understood to have historically been used for educational purposes. Interested parties should make their own enquiries with Preston City Council Planning Department in respect of their intended use and any consents required.

















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LOCATION

The property is situated at 6 St Mark's Place East, within a mixed-use predominantly residential area of Preston.

Preston city centre is located approximately 1 mile to the south east and provides a wide range of retail, leisure, professional and public amenities, together with Preston Railway Station and the University of Lancashire campus.

Preston Railway Station lies on the West Coast Main Line and provides regular rail services to major regional and national destinations, including London Euston, Manchester, Birmingham, Glasgow and Edinburgh.

The property is well positioned for access to the surrounding road network. Marsh Lane to the south links eastwards to Ringway, one of Preston's principal arterial routes through the city centre, providing onward access towards the A6, A59 and wider motorway network, including the M6.

To the west, the local road network provides access to Guild Way and Riversway, with onward connections to the A59 Liverpool Road towards Penwortham and Southport, and the A583 Blackpool Road towards Blackpool, the Fylde Coast and Junction 3 of the M55.



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TERMS

TENURE
The property is freehold.

GUIDE PRICE
Offers are invited in the region of £1,095,000.

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

BUSINESS RATES
The property has a Rateable Value of £113,000.
Interested parties should make their own enquiries with the local rating authority.

EPC
An EPC can be made available upon request, where applicable.

LEGAL COSTS
Each party is to be responsible for their own legal costs incurred in the transaction.

ANTI-MONEY LAUNDERING
The successful purchaser will be required to provide proof of identity, proof of address and, where applicable, proof of funding.









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VIEWINGS
Viewings are strictly by appointment through Eckersley.

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