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**FOR
SALE**



SUPERB INVESTMENT OPPORTUNITY

359 m² (3,868 ft²)

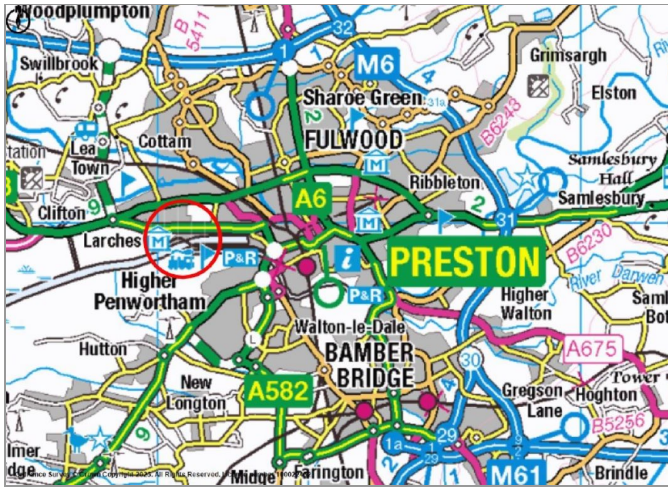
**3 & 4 Nile Close
Nelson Court Business
Centre
Ashton on Ribble
Preston
PR2 2XU**

- Multi-let office investment
- Four quality suites across two buildings
- Total income £36,000 per annum
- Reversionary and asset management potential

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Location

Nelson Court is a development of high-specification business units accessed from Chain Caul Way. The development is situated within the established commercial docklands area, a location which provides easy access to Preston City Centre, the Fylde Coast and the wider motorway network.

Access to the area has been significantly improved following the works to create Edith Rigby Way, enhancing connectivity to the wider road network.

Neighbouring occupiers include Makro and Karl Vella, with Preston Motor Park also located in close proximity, where occupiers include Mercedes-Benz, Audi and Volvo.

Description

The property comprises an investment opportunity arranged as four office suites across two buildings, over ground and first floor levels. The buildings are of portal frame construction with brick/blockwork infill walls, surmounted by profiled metal insulated cladding.

The accommodation is accessed via ground floor entrance lobbies, with WC facilities provided at each level. Internally, the suites generally benefit from suspended ceilings incorporating Category II/LED lighting, perimeter trunking, fire detection, carpeting, gas central heating and kitchen facilities.

Externally, there is designated car parking for the development, together with landscaped areas. Each suite is let on a separate underlease with service charge and building management provisions included, and a Management Fee payable by the shorter-term occupiers.

Accommodation

The suites provide a total net internal floor area extending to approximately 359 m² (3,868 ft²)

Please refer to the attached Tenancy schedule.

Services

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

Rating Assessment

The property has the following Rateable Values:

	Rateable Value
3 – Ground Floor	£10,750
3 – First Floor	£12,250
4 – Ground Floor	£10,000
4 – First Floor	£12,000

Tenure

Long Leasehold, being the remainder of a 125 year lease from 31st January 2006.

Tenancy Information

The property generates a combined passing rent of £36,000 per annum from four self-contained office suites across two buildings, providing income diversification.

You are referred to the attached tenancy schedule.

Asking Price

The investment is offered at an asking price of £450,000, reflecting a gross initial yield of 8.00% and a net initial yield of approximately 7.58%, assuming acquisition costs of 5.5%.

Photographs & Plans

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

VAT

We understand the purchase price will be subject to VAT.

Legal Costs

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

Energy Performance Certificate

Champion Chartered Accountants 4 New Close, Nelson Court Business Centre Address on File: PRESTON PR1 3JJ	Energy rating C	Valid until: 13 June 2028 Certificate number: 3973-3086-0280-7295
Property type	A1/A2 Retail and Financial/Professional services	
Total floor area	214 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.		
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.		
Energy efficiency rating for this property		
This property's current energy rating is C.		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built 25 A		
If typical of the existing stock 74 C		
Properties are given a rating from A+ (most efficient) to G (least efficient).		

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

No approach should be made to the occupier directly.

Please contact the sole agents for further information:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden

Email: preston@eckersleyproperty.co.uk

Tenancy Schedule

Unit	Tenant	Area (sq ft)	Lease Start	Expiry	Break	Annual Rent	Rent Review	
3 NC – GF	Green Broker Services Ltd	874	2025	~Nov 2027	None	£9,000 p.a.	Annually (RPI)	
3 NC – FF	Belmont Recruitment Ltd	1,060	Nov 2021	Oct 2030	Nov 2026	£9,000 p.a.	5-yearly	
4 NC – FF	Belmont Recruitment Ltd	1,060	Nov 2021	Oct 2030	Nov 2026	£9,000 p.a.	5-yearly	
4 NC – GF	Pen & Co Accounting Ltd	874	2025	~Nov 2026	None	£9,000 p.a.	Annually (RPI)	
Total		3,868 sq ft					£36,000 p.a.	



