Chartered Surveyors
Commercial Property Consultants
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CITY CENTRE OFFICE INVESTMENT

658 m² (7,081 ft²)

The Chambers
53 Guildhall Street
Preston
PR1 3NU

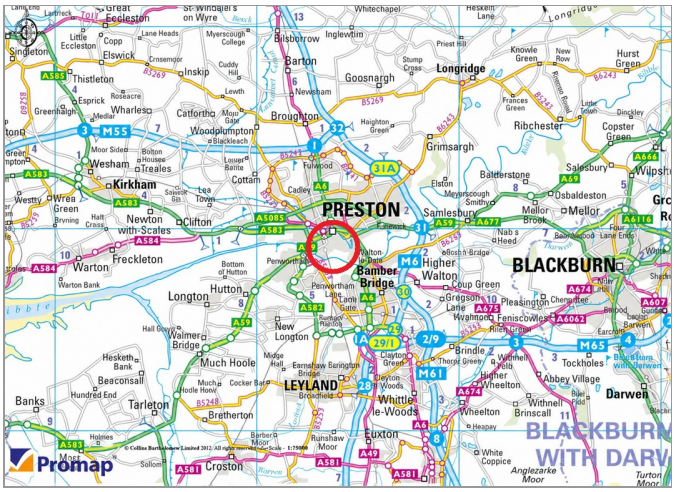
- **Rare Freehold City Centre Opportunity**
- **Modern specification**
- **Offers Asset Management Potential**

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Location

The premises front Guildhall Street in Preston city centre, close to the principal professional district around Winckley Square and the main retail thoroughfare of Fishergate. The location also provides convenient access to the city's bus and mainline railway stations.

Description

The premises comprise a mid-terrace five-storey office building of conventional masonry construction benefiting from double glazed windows and doors throughout. The building accommodates an access controlled ground floor entrance lobby and a range of office suites which provide a mix of open plan and private offices and meeting rooms.

The accommodation is finished to a good standard with the offices benefiting from suspended ceilings, recessed lighting and perimeter trunking. The property benefits from a 6 person passenger lift which provides access to all floors as well as male and female WCs together with kitchenette facilities located at mezzanine level on each floor for the sole use of the occupiers of that floor.

To the rear of the property there is a rear yard which provides 4 on-site car parking spaces.

Accommodation

The property extends to the following approximate net internal areas (NIA):

	m²	ft²
Lower Ground Floor	102	1,100
Ground Floor	91	980
First Floor	158	1,700
Second Floor	158	1,700
Third Floor	149	1,601
Total NIA	**658**	**7,081**

Planning

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

Interested parties are advised to make their own enquiries of the planning department at Preston City Council (www.preston.gov.uk).

Tenure

Freehold.

Occupational Tenancies

LOWER GROUND FLOOR

Occupied by Virgin Media for use by a network operator for a statutory purpose by way of an effective full repairing and insuring 10 year lease with effect from 29 June 2021.

FIRST FLOOR

This floor is occupied as offices by way of an effective full repairing and insuring 3 year lease with effect from 31 October 2023 by Piranha Advertising and Marketing Solutions Limited. The lease has been renewed for a further 3 years with effect from 31 October 2026. The Tenant has the right to use two car parking spaces.

THIRD FLOOR

Executive Connect Limited t/a Hi Flyers Recruitment occupy the third floor for use as offices by way of a 5 year effective full repairing and insuring lease with effect from 3 August 2023. The Tenant has the right to use one car parking space.

The ground and second floors are vacant and being marketed to let.

Further tenancy details are available on request.

Asking Price

Offers in the region of £750,000.

VAT

All figures quoted are exclusive of, but will be subject to, VAT at the prevailing rate albeit it is anticipated the transaction may be treated as a TOGC.

EPC Certificates

Copies of the relevant Energy Performance Certificates are available on request.

Photographs and Plans

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

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

Please contact the sole agents:

Eckersley
Telephone: 01772 883388
Contact: Mary Hickman
Email: preston@eckersleyproperty.co.uk

Eckersley for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Eckersley has any authority to make or give any representation or warranty whatever in relation to this property.

Regulated by RICS




TO LET
1,700 SQ FT











