Chartered Surveyors
Commercial Property Consultants
Valuers

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COMMERCIAL PREMISES

174.3 m² (1,876 ft²)

5-6 Shepherd Street
Prestom
PR1 3YD

- **Rare freehold opportunity**
- **Town centre location**
- **Suitable for a variety of alternative uses (s.t.p.)**

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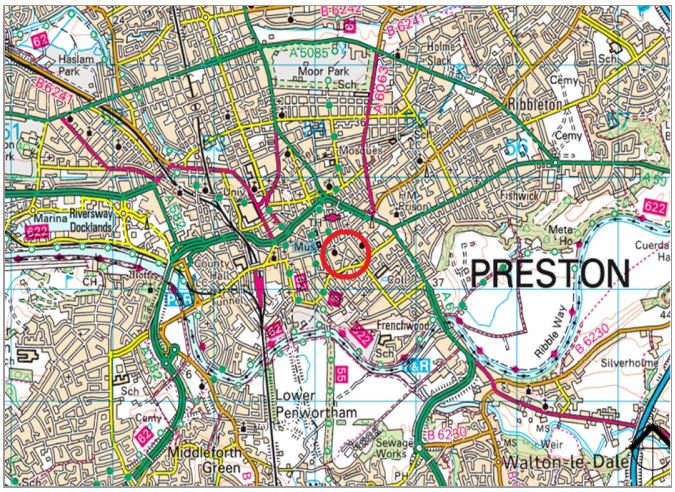
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Location

The property is situated on Shepherd Street within Preston city centre, in an established location comprising a mix of commercial and community uses.

The premises are a short distance from Church Street, one of the principal routes through the city centre, providing access to the wider retail and commercial areas. The property is also conveniently placed for Manchester Road. Ringway (A59) and the wider road network, including the M6 motorway.

Preston railway station and bus station are both within reasonable proximity, providing regional and national transport connections.

Description

The premises are of brick construction beneath a predominantly pitched slate roof, with some flat roof coverings, rendered external elevations and UPVC double glazed windows.

Internally, the accommodation provides a mixture of office, meeting and ancillary space, centred around a substantial main hall. There is also a former external yard area which has subsequently been covered by a monopitch roof, providing further usable accommodation.

The premises generally benefit from the following:-

- Mixture of LED and fluorescent lighting
- Laminate floor coverings
- Gas fired wet central heating
- CCTV and intruder alarm system
- Commercial kitchen with extraction system and serving hatch
- Reception area with adjoining offices
- Additional meeting rooms, storage and ancillary accommodation

Accommodation

We have measured the approximate net internal floor area to be 174.33 m² (1,876 ft²).

Services

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

Rating Assessment

The property has a Rateable Value of £4,650.

Interested parties are, however, advised to make their own enquiries with the local rating authority at Preston City Council.

Planning

We understand the premises have an established use within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries with the local planning authority, Preston City Council.

Tenure

Freehold.

Asking Price

Offers in the region of £160,000.

VAT

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

Photographs and Plans

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

Legal Costs

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

Energy Performance Certificate



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

Via the sole agents:

Eckersley

Telephone: 01772 883388
Contact: Harry Holden
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.

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