

FOR SALE - PRIME CITY CENTRE COMMERCIAL PREMISES

Preston – 62 Lancaster Road, PR1 1DD

**Mason
Partners**



Location

The property is located in a prominent position on the corner of Lancaster Road and Crooked Lane directly opposite Preston Town Hall and sitting adjacent to the St Johns Shopping Centre. Occupiers in the immediate vicinity include David Pluck Racing, Galloway's Bakers and Allied Pharmacist. Directly across the road is Preston Markets.

The subject property is also located close to the site in The Harris Quarter of the new eight-screen Arc cinema and a 16 lane Hollywood Bowl plus five new restaurants and bars, a street food hub and a new public terrace next to Preston Markets. There is also a new proposed Youth Zone to be constructed to the rear of the subject property on the corner of Crooked Lane and Tithebarn Street.

Situation/Description

The subject premises provides retail/leisure accommodation at ground floor together with separately accessed first and second floor offices. The premises have been recently refurbished and are in a very good condition.

Accommodation

The premises extend to the following approximate areas:-

Ground Floor	82.66 sq m	899 sq ft
First Floor	66.71 sq m	718 sq ft
Second Floor	24.98 sq m	269 sq ft

Price/Terms

£195,000 plus VAT with Vacant Possession.

EPC

An EPC is available upon request.

Rating Assessment

The current Rateable Value is £16,250. With effect from 1st April 2023 the Rateable Value will be £13,750.

Interested parties should however make their own separate enquiries with the local rating authority at Preston City Council 01772 906972.

Planning

We understand that the premises benefit from Sui Generis planning consent. Interested parties should make their own enquiries to the planning department at Preston City Council 01772 906912.

Legal Costs

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

Money Laundering Regulations 2017

The Money Laundering Regulations 2017 place a legal obligation on Mason Partners LLP to identify a proposed purchaser once the sale has been agreed and prior to instructing solicitors. Confirmation of the source of the purchaser's funds will also be required.

VAT

The Property is elected for VAT.

Viewing

Lee Quinn 0151 225 0117 leequinn@masonpartners.com

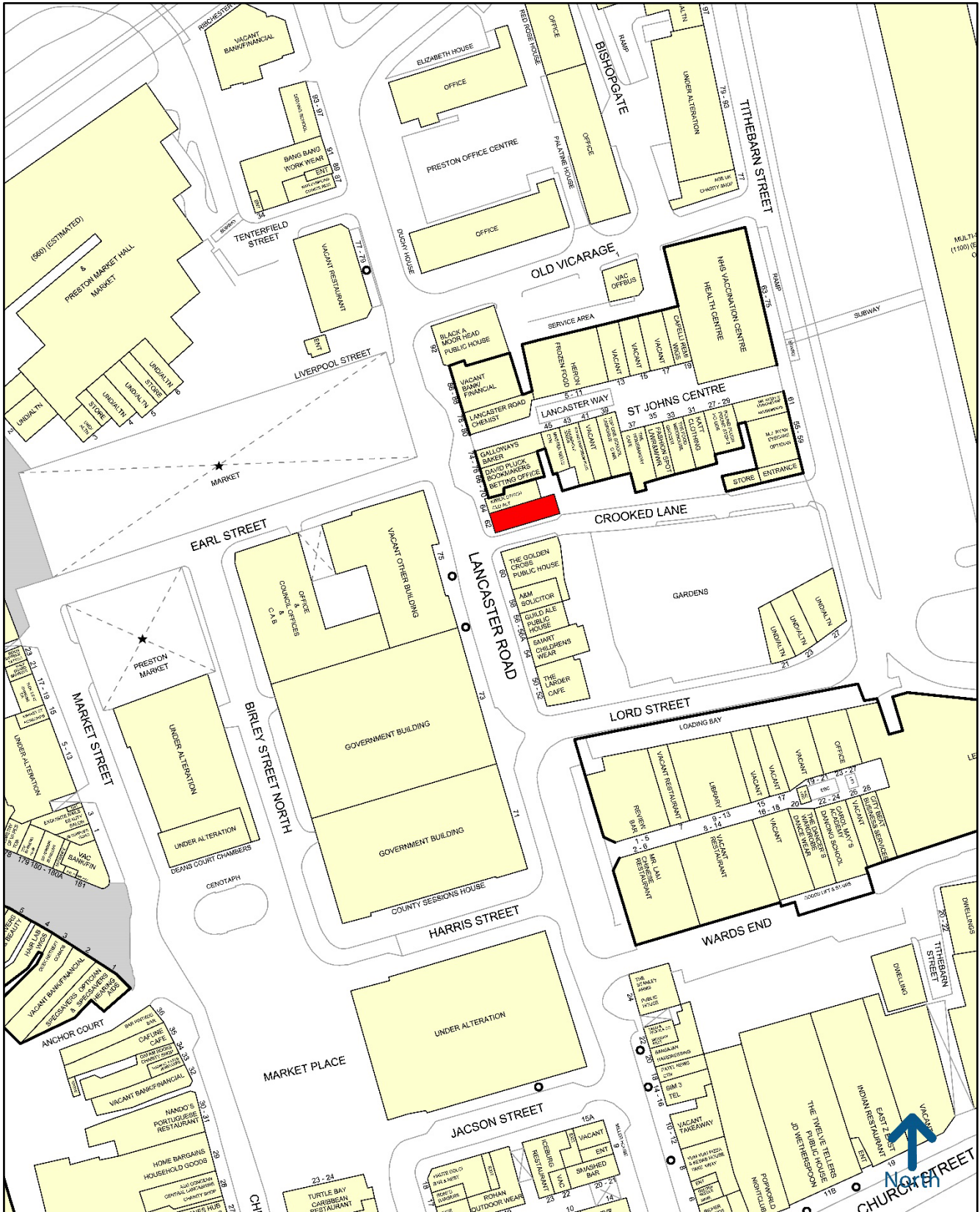
0151 227 1008

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Misrepresentation Act 1967 (condition under which particulars are issued). Messrs Mason Partners for themselves and the Vendors/Lessors of this property whose agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/lessors must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

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