

FOR SALE

UNIQUE INVESTMENT/ DEVELOPMENT OPPORTUNITY

**THE GUILD TOWER
CHURCH ROW
OFF LORDS WALK
PRESTON
LANCASHIRE
PR1 1DH**

- PRIME CITY CENTRE LOCATION
- DEVELOPMENT POTENTIAL SUBJECT TO PLANNING PERMISSION
- CURRENTLY VACANT OFFICES WITH TENANTED LEISURE FACILITY INCLUDED- TRADING AS 'LEVEL'
- GUILD TOWER IS CONNECTED TO THE MULTI STOREY CAR PARK NEXT DOOR BY WAY OF A COVERED BRIDGE
- OPEN PLAN OFFICES TOTAL NIA APPROX 70, 560 SQ FT OVER 14 FLOORS
- FAR REACHING CITY VIEWS
- VIEWING ESSENTIAL

PRICE: OFFERS OVER £3.5 MILLION EXC



**Duxburys
Commercial**

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GUILD TOWER, PRESTON CITY CENTRE

LOCATION

The Guild Tower is located in Preston City centre and next to a Multi Storey car park and Bus Station and is a prime location. The ground floor main reception entrance for the offices is via Church Row, just off Lords Walk. Level has its own access.

The city centre provides a wealth of amenities and facilities, shops and lunch time eateries. Located close to the A59 Ring Road, the A59 also connects onto the A6 and toward J31 of the M6 motorway. This is an easily accessible location, providing excellent bus and car links as well as the Railway.

DESCRIPTION

We are delighted to have been instructed to act on behalf of the vendors in relation to the sale of this prime tower building known as the 'Guild Tower' in the heart of Preston City Centre. The Guild Tower is an iconic building in the City Centre and this is a unique opportunity.

The accommodation would suit various uses subject to planning permission.

The total NIA of the vacant offices is approximately 70,560 SQ FT, with the accommodation spread over 14 floors of 5040 sq ft. The accommodation has excellent far-reaching views across the City Centre. There is also a lift to all floors.

To the lower floors is a leisure facility which is currently trading as 'Level' with bowling alley, arcade, restaurant and sports bar. The tenants are agreeable to a new 10 Year lease on completion of the sale at a rent of £100,000 per annum exclusive with 5 years rent free. Full information is available on request.

The Guild Tower is also connected to the car park by a covered bridge.

Planning permission has formerly been granted for 105 serviced apartments (Class C1), casino (sui generis) and health spa and gym(class D2) and external alterations.

PLANNING PERMISSION

Former application:

Decision Date 13th December 2016

Application number: 06/2016/0932

Description: Change of use from mixed retail and office (Class A1, A2 and Class B1) to 105no. serviced apartments (Class C1), casino (Sui Generis) and health spa and gym (Class D2) and external alterations

TENURE

Leasehold.

Subject to a lease dated 26th June 2017 expiring 19th

October 3013 at a rent of £108,531 per annum.

Permitted use as office, retail, leisure, hotel and residential.

EPC RATING

Guild Tower: Energy Rating D

Valid until 19th May 2032

Cert No: 1617-8699-8796-9061-6546

VAT

Disclaimer: All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01772 280500 Option 1 OR email: adam@duxburyscommercial.co.uk

Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
 - (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
 - (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
 - (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 - (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
- Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.





ACCOMMODATION SCHEDULE

| ACCOMMODATION | SQ FT (NIA) | STATUS |
|---------------------------------------|---------------|-------------------|
| Levels (Leisure Facility) | 43,025 | TENANTED |
| Guild Tower Office Reception- Floor 1 | | |
| Guild Tower Offices- Floor 2 | 5040 | Vacant possession |
| Guild Tower Offices- Floor 3 | 5040 | Vacant possession |
| Guild Tower Offices- Floor 4 | 5040 | Vacant possession |
| Guild Tower Offices- Floor 5 | 5040 | Vacant possession |
| Guild Tower Offices- Floor 6 | 5040 | Vacant possession |
| Guild Tower Offices- Floor 7 | 5040 | Vacant possession |
| Guild Tower Offices- Floor 8 | 5040 | Vacant possession |
| Guild Tower Offices- Floor 9 | 5040 | Vacant possession |
| Guild Tower Offices- Floor 10 | 5040 | Vacant possession |
| Guild Tower Offices- Floor 11 | 5040 | Vacant possession |
| Guild Tower Offices- Floor 12 | 5040 | Vacant possession |
| Guild Tower Offices- Floor 13 | 5040 | Vacant possession |
| Guild Tower Offices- Floor 14 | 5040 | Vacant possession |
| Guild Tower Offices- Floor 15 | 5040 | Vacant possession |
| TOTAL OFFICE NIA: | 70,540 | |

RATEABLE VALUES

2023 RV: 2ND – 12TH Floors, Guild Centre, Lords Walk, Preston, PR1 1RA: £385,000

2023 RV: 13th- 15th Floors, Guild Centre, Lords Walk, Preston, PR1 1RA: £122,000

2023 RV: Level, Lancaster Road, Preston, PR1 1HT £199,000

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

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The Guild Tower is connected via an internal bridge to the neighbouring Multi storey car park and Bus Station.



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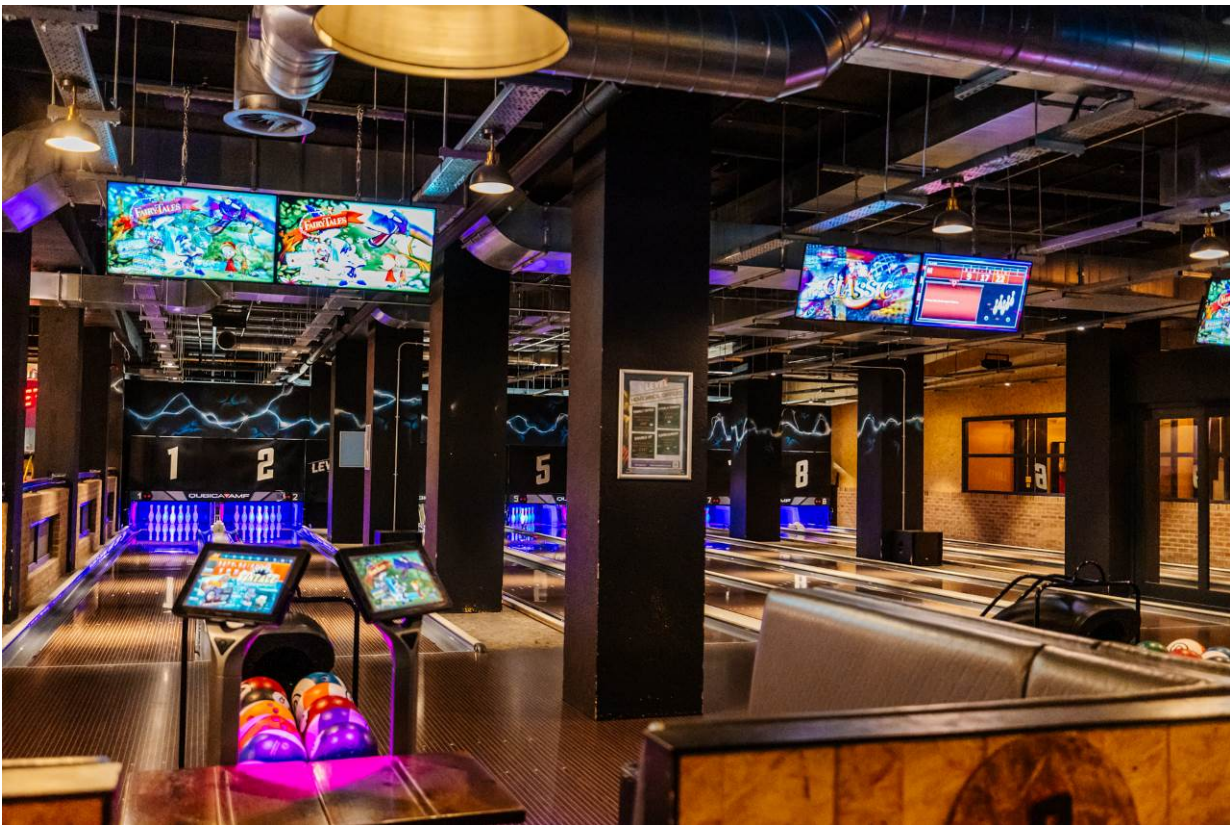


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