

Existing Tenants Unaffected by the Sale

**Fully Let Trade Counter /
Warehouse Investment**

Guide Price: £825,000 plus VAT

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

325-327 Brook Street, Preston, Lancashire, PR1 7NH



- Established trade counter position close to Preston City Centre
- Remainder of a 15-year lease from 2010
- Approximately 12,132 square feet GIA on a total site area of 1.05 acres
- Transfer of a going concern available (TOGC)
- Freehold
- Due to the level of interest & offers received we now have instructions to request best & final offers to be received no later than midday Friday 8th March.



**Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
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Location: The subject property is found to the west side of Brook Street, Preston a short distance from Preston City Centre. Preston is a city and main regional centre of Lancashire, situated on the north bank of The River Ribble, found approximately 27 miles north west of Manchester, 26 miles north east of Liverpool and has excellent road communications to the motorway network (M6, M55, M65 and M61) and major A Roads (A6, A59) together with being a hub for rail transport, connecting the A5/A3 to the south near recently developed UCLan buildings and the A5085 a short distance north, which extends towards Ashton Park and to the east, connecting to the A6.

The subject property is situated amongst an amalgam of commercial/industrial units, however, to the immediate north of the premises border is Oxheys Recreation Ground and extending the east, the general landscape is dense, traditional residential terraced housing.

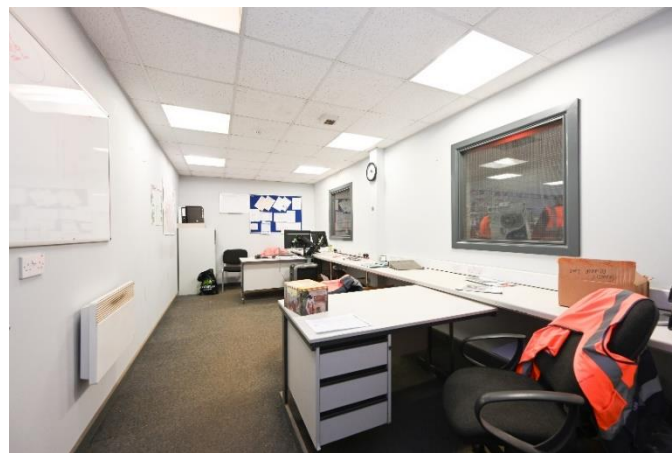
Description: The subject property comprises a standalone warehouse/industrial unit of brick elevations supporting a steel frame with clad roof, incorporating translucent panels. The unit has part mezzanine installed, together with internal block partitioning to form a front trade counter, ancillary working, staff and storage areas. There is a small canopy extension to the rear, with part block elevations. Internally, the warehouse is provided with a concrete floor and suspended discharge lighting. The trade counter area is to a typical specification, including hardwearing floor covering, suspended ceiling with Category II louvres and partial air conditioning.

The front elevation of the unit abuts up against the pedestrian walkway of Brook Street, with the remainder of the boundary secured with palisade perimeter fencing, entrance gates lead into a covered parking area, which extends to a further set of gates opening into the substantial rear yard area, predominantly installed with a hardstanding. The site may have redevelopment potential for other uses, subject to the necessary planning consents.

Due to the level of interest & offers received we now have instructions to request best & final offers to be received no later than midday Friday 8th March.

The fixed price offer should provide third party proof of cash funds available for the purchase or funding details, qualify if any conditions are attached to the offer, provide confirmation prospective purchasers have reviewed the occupational leases, have inspected the property & satisfied re boundaries, floor areas etc & finally provide their solicitors details and their proposed timing to exchange of contracts & completion.





Accommodation: Floor plan below, not to scale and provided for indicative purposes only.

We calculate the property provides the following Gross Internal Areas:

Trade counter: 3,103 square feet

Warehouse: 5,304 square feet

Mezzanine: 3,139 square feet

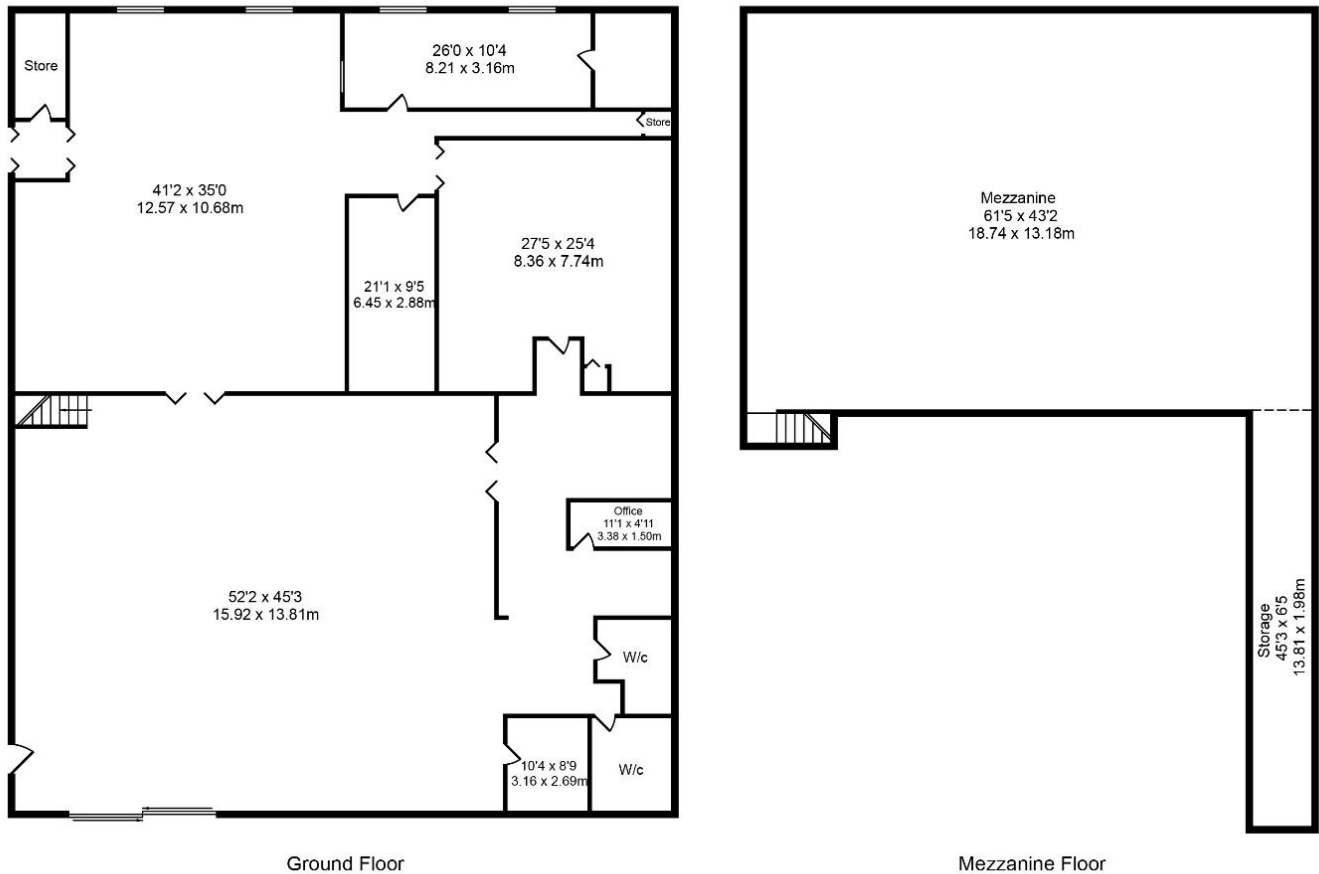
Canopy: 671 square feet

Total GIA: 12,132 square feet

Average Eaves Height: 5.5 metres approx

Total Site Area: 1.05 acres approx (Subject to confirmation with the Deeds).

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We understand the property is held freehold - pending written verification.

The property is to be sold subject to and with the benefit of the existing occupational lease, the salient terms of which are as follows:

Deed of Variation dated 15 May 2021 and with the varied terms understood to take effect from 22 September 2020 between the landlord and Hire Station Ltd, provides for a rental of £52,000 per annum.

(This is pursuant to an existing lease dated 22 September 2010 between Brandon Hire Ltd and Woolsey UK Ltd as guarantor).

Term: 15 years from 22 September 2010. .

Use: For the hire, display and sale of tools, plant and equipment, together with all associated uses included, but not limited to repairs, maintenance and testing of tools, plant equipment and for the ancillary office use or any other use within Classes B1, B2 or B8.

Repairing Obligations: To keep the premises in good and substantial repair and condition and where necessary, renew or replace them.

A copy of the occupational lease is available upon request.

Price: £825,000 plus VAT. Please note we are advised the property could be purchased by way of a transfer of a going concern (TOGC). Further details available on request.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

VAT: All prices and rentals where quoted are exclusive of but may be subject to VAT.

Legal: All parties are responsible for their own legal costs.

Business Rates: The tenant is responsible for the payment of business rates, from the current April 2023 Valuation List, the property has a Rateable Value of £49,000.

EPC: A full copy of the EPC & Recommendation Report are available on request.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.



Details Prepared 26 February 2024

Regulated by RICS. Fitton Estates 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 Fitton Estates has any authority to make or give any representation or warranty whatever in relation to this property.