

# GUILDHALL

SALES & LETTINGS



## Unit 1 Club Street

Bamber Bridge, Preston, PR5 6FN

Auction Guide £175,000

\*\*\* EXCELLENT BUSINESS OPPORTUNITY \*\*\*

To be sold via online auction - powered by The Auction Group

Welcome to Club Street, Bamber Bridge, Preston - a charming location for this fantastic business opportunity! This delightful property, with its commercial building potential, is a rare find. Situated in a prime location, this property boasts a private car park, offering convenience and accessibility.

#### Auction Details

To be sold via Online Auction, via unconditional terms, completion strictly within 28 days  
Bidding window opens - 22/10/2024 and at 9AM



**Dining room/bar 51'3' x 37'7' (15.62m' x 11.46m')**

Double glazed window, central heating radiators, bar.

**Kitchen 10'1' x 40'1' (3.07m' x 12.22m')**

Kitchen equipment.

**Kitchen W.C**

**Store room 31'9' x 5'10' (9.68m' x 1.78m')**

Shelving equipment.

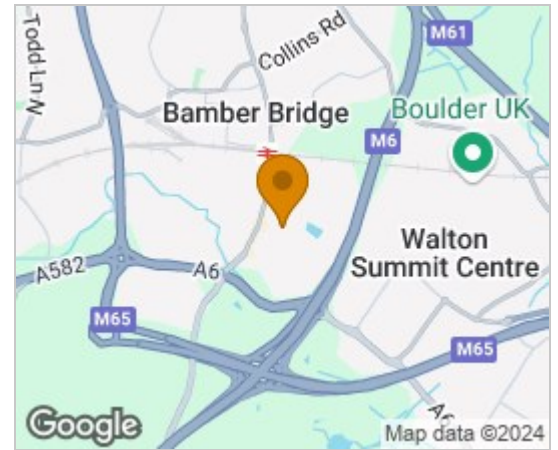
**Public mens W.C**

**Public women's W.C**

**External**

**Car park**

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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