

# PROPERTY PARTICULARS INVESTMENT

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01254 681133**

[www.tdawson.co.uk](http://www.tdawson.co.uk)

**FOR SALE**



**Price Reduced**

**1A BERRY LANE  
LONGRIDGE  
PRESTON  
PR3 3JA**

- Investment Opportunity
- Refurbished two-storey professional office premises in town centre location
- Net floor area 944 Sq. Ft.
- Possible alternative uses including residential subject to planning

## LOCATION

Access from a traditional cobbled stone walkway at the northern end of Berry Lane which is the main retail thoroughfare of Longridge. Surrounding occupants include both retail, residential, dentist and restaurants. Longridge is a vibrant market town within the Borough of Ribble Valley, surrounded by idyllic villages, including Grimsargh, Ribchester and Chipping. Longridge has excellent local amenity provision including primary and secondary schools, leisure centre and supermarket. Junction 31a of the M6 is within 10 minutes' drive.

## DESCRIPTION

Refurbished two-storey offices of stone construction under a pitched roof incorporating Velux panels, in a slightly elevated position. Internally, the accommodation has been refurbished to a good standard and comprises two main office areas with kitchenette and toilet on the ground floor and two further offices on the first floor with kitchenette and additional WC. The premises offer an opportunity for a small professional practice and consideration would also be given to a split on a floor-by-floor basis. LED lighting, wood laminate flooring has been installed, together with electrically operated wall-mounted low-energy heating.

## ACCOMMODATION

The net internal areas are as follows:

### Ground Floor

Front office and kitchenette	238 sq. ft.
Open-plan back office	261 sq. ft.

### First Floor

Front office and kitchenette	158 sq. ft.
Rear open-plan office	287 sq. ft.

**Total Area: 944 sq. ft.**

## SERVICES

All mains services are available with the exception of gas. Heating is via low-energy wall-mounted heaters. It is the incoming tenant's / purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## RATING

The 2023 Rateable Value is £6,100. Full details on business rate payment enquiries should be made to Ribble Valley Borough Council on 01200 425111.

## PLANNING

The premises have been used as professional offices and this is the established use. There is also an opportunity to apply for alternative uses, including holiday let, residential and retail, subject to planning. Enquiries in respect of planning should be made to Ribble Valley Borough Council on 01200 425111.

## ENERGY PERFORMANCE CERTIFICATE

Energy Rating E (123). A copy of the Certificate is available upon request.

## TENANCY

The premises are currently let for the remainder of an occupational lease until April 2025 at a rental of £10,000 per annum.

## PURCHASE

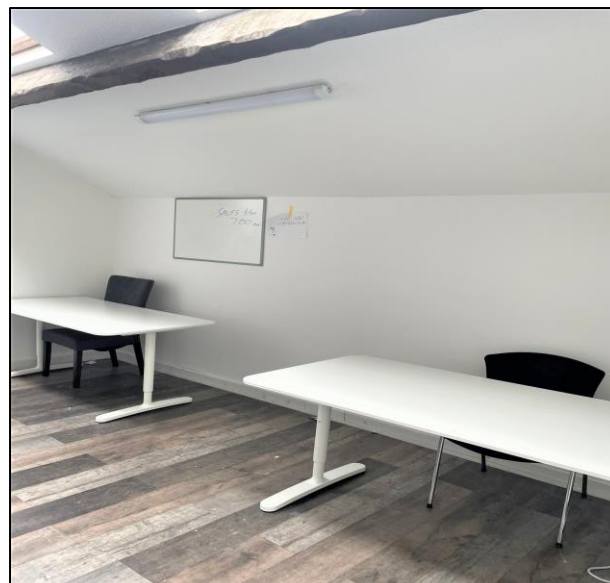
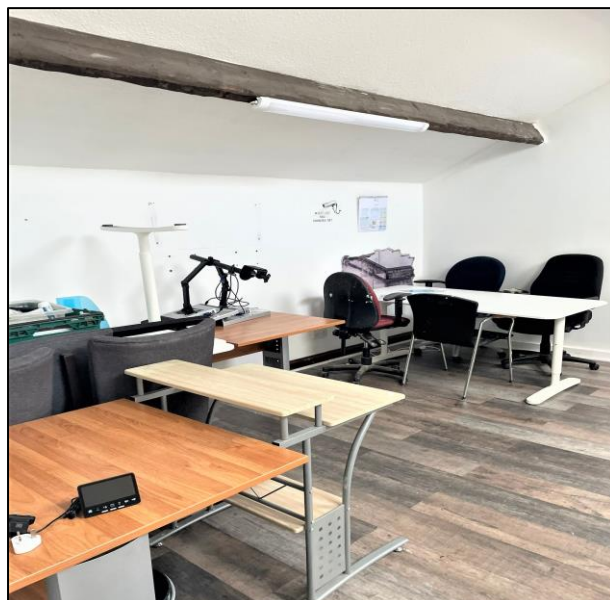
**Reduced £159,000**

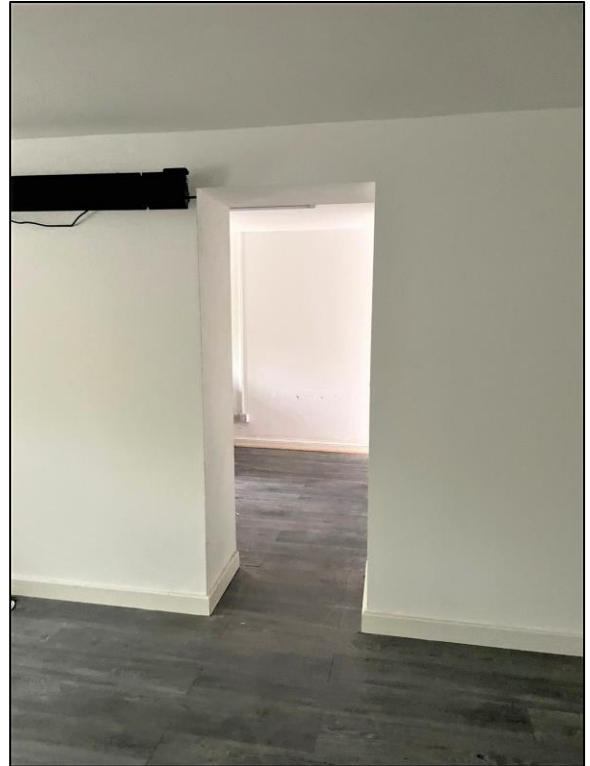
## VAT

We are advised that VAT will not be applicable to the rental or sale price.

## VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS, TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.**  
OUR REF JBR YM 2306.13244 Email [jason@tdawson.co.uk](mailto:jason@tdawson.co.uk)





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