



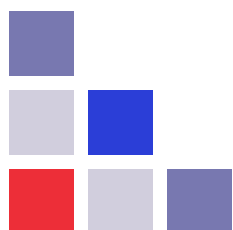
Church Street

Preston PR1 3BS

*COMMERCIAL
PROPERTY*

Hazelwells Commercial offer for sale this office premises extending to approximately 362sqm (3875 sqft) over ground & first floors. The property is located on Church Street with main road frontage, is of brick construction under a tiled roof. The property is situated close to the City Centre providing good access for the train and bus station, car parks, local amenities with a number of retail premises, supermarkets and coffee shops within a 5 minute walk. There is good access for the M6 with junction 31 only 2.5 miles away. An ideal office, retail space or redevelopment potential, subject to obtaining planning permissions. The surrounding area has a mixture of other commercial and residential occupiers. Internally there are two entrances, hallway, stair access, male/female and disabled wc facilities, office accommodation over ground and first floors, gas central heating.

Offers Over £400,000



Hazelwells
sales & lettings

Hall
55' 6" x 4' 2" (16.92m x 1.28m)

Retail / Office Room 1
29' 1" x 19' 5" (8.87m x 5.91m)
Double glazed windows to front.

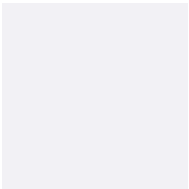
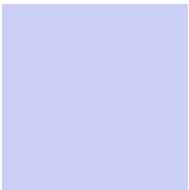
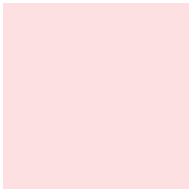
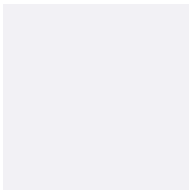
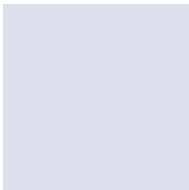
Office 2
9' 1" x 10' 8" (2.78m x 3.25m)

Office 3
9' 5" x 7' 11" (2.88m x 2.42m)

Kitchen
15' 8" x 4' 10" (4.78m x 1.48m)

WC'S
7' 3" x 7' 2" (2.21m x 2.19m)

Rear Office
25' 11" x 28' 10" (7.90m x 8.79m)



First Floor

Office 1

28' 3" x 29' 3" (8.62m x 8.92m)

Windows to the front.

Hallway

WC

Kitchen

Rear Office

27' 4" x 29' 0" (8.32m x 8.84m)

Loft

26' 3" x 28' 10" (8.00m x 8.78m)

EPC: Rating D

Tenure

We have been advised that the property is Freehold.

Rateable Value Interested parties should make enquiries with Preston City Council Rates Department 01772 906900.

As per VOA: The rateable value is £7100

VAT All prices quoted are exclusive of, but may be liable for VAT at the prevailing rate.

Viewing Appointment only with Hazelwells - 01772 823050

If you are thinking of selling or renting your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. PROPERTY MISDESCRIPTIONS: The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.

