



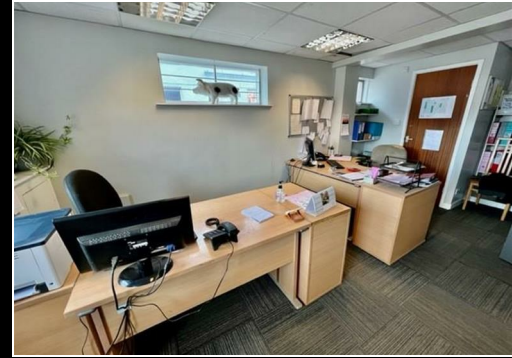
**FISHER
WRATHALL**
COMMERCIAL



**Lancashire Plant Hire, 2 Plungington Road, Preston, PR1 7RB
Offers In The Region Of £595,000**



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Location

The subject premises are situated in the Plungington area of Preston, easily accessible from all parts of Preston.

Lancashire Plant Hire regularly deliver their equipment direct to site as well.

Situated at the junction of Plungington Road and Springfield Street, the premises and yard are accessed from Springfield Street.

Description

A substantial plant hire business being offered for sale as a going concern, purely due to retirement. Included in the sale are the purpose built premises and yard, all the hire equipment and goodwill built up over many years.

Purpose built warehouse, office and sales shop, plus workshop and double garage all on the ground floor. Extensive storage to the first floor via an internal goods lift. Large fenced and gated yard area with parking.

Lancashire Plant Hire has been successfully trading in Preston serving local contractors and property owners with a full range of hire equipment.

Strictly for sale on a confidential basis, the business is ideal for a number of different buyers. It would suit another business looking to expand locally or nationally from a multi branch organisation, a contractor's business looking to naturally integrate or an individual looking to run their own plant hire business. Viewing strongly recommended.

Accommodation

Ground Floor

Sales Shop

23'7" x 22'7" (7.204 x 6.897)
Plus recess, tiled flooring, radiators.

Office

19'2" x 9'10" (5.867 x 3.005)
Radiator.

Cloakroom/w.c.

Accessed from the office with wash basin and toilet.

Workshop

33'4" x 22'8" (10.171 x 6.922)
With staircase leading off.

Inner Store

10'9" x 8'3" (3.298 x 2.520)
Giving access to Inner Hall with staircase leading off.

Integral Double Garage

40'9" x 17'7" (12.441 x 5.374)
Overall measurement including goods lift, two roller entrance doors.

First Floor

Landing

Store Room

40'9" x 17'7" (12.426 x 5.377)
Overall measurement including goods lift.

Store Room

22'8" x 16'8" (6.914 x 5.086)

Landing

Store Room

34'0" x 23'2" (10.383 x 7.062)
Overall measurement including toilet and kitchen/staff area, gas boiler.

Gated Rear Yard

Large fenced in yard area to rear of some 450 square metres or thereabouts.

Services

All mains services connected.

Rateable Value

£13,750.

The Business

A substantial local business for the Preston area providing hire plant for contractors and households. Currently extremely busy for the general property market, the business does offer great scope for further expansion and/or linking in with an existing hire plant business elsewhere.

Having traded for many years in this location, Lancashire Plant Hire is well known and respected as a reliable go to business for contractors' and households' needs.

Reason for sale is purely retirement.

Accounts

Audited accounts can be made available for inspection.

Stock

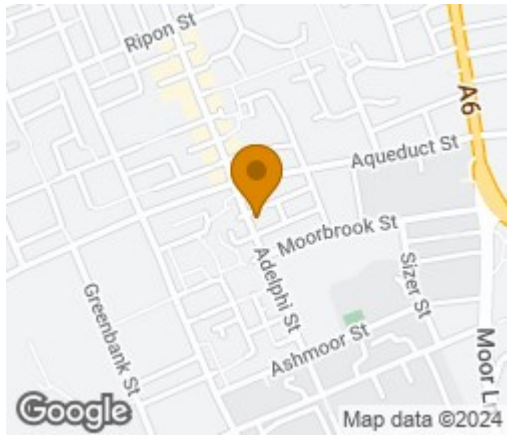
Lancashire Plant Hire has a considerable working level of stock for which an inventory can be made available.


Viewing Arrangements

Strictly by appointment with Fisher Wrathall Commercial, 82 Penny Street, Lancaster, LA1 1XN.

Please call 01524 69922 to arrange or email: info@fwcommercial.co.uk





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

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