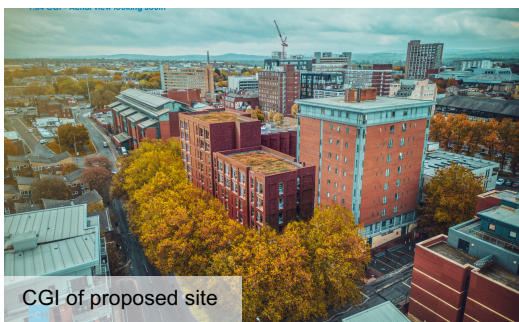


FOR SALE

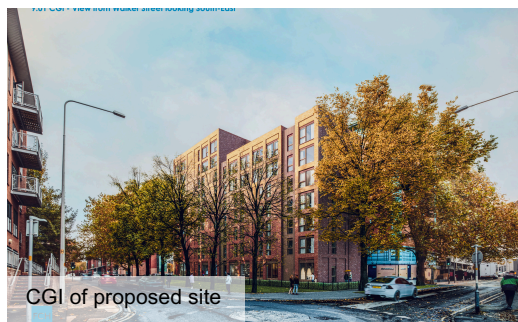
Land at Lawson Street, Preston, PR1 2RB
EXCITING STUDIO STUDENT SITE



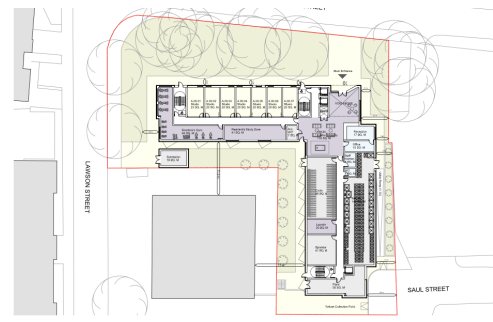
CGI of proposed site



CGI of proposed site



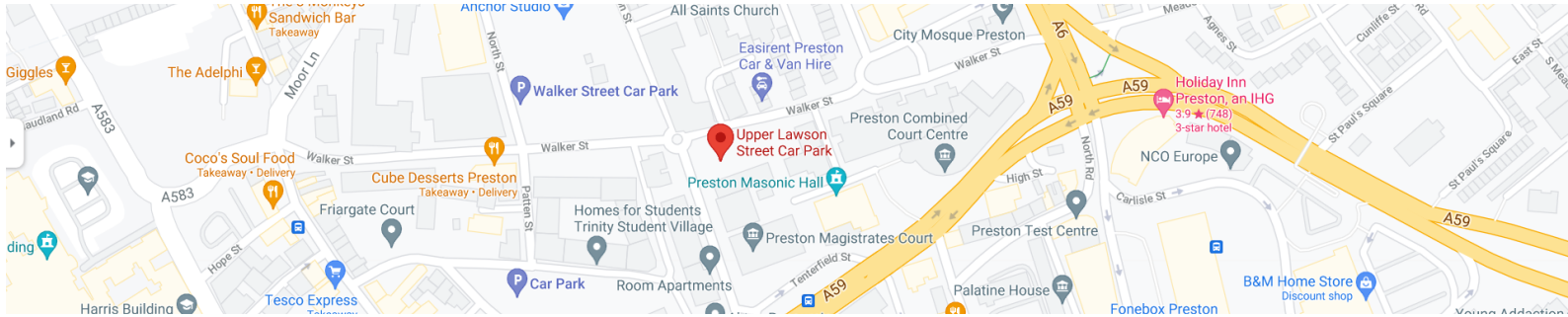
CGI of proposed site



Approved Studio Student Scheme for 227 units

- Large L shaped site within Preston Town Centre
- Approved planning permission for student accommodation for 227 Studio units including 16 accessible units
- Corner site at the junction of Lawson Street / Walker Street





LOCATION

The property is located in a prominent corner position fronting onto Lawson and Walker Street within Preston Town Centre. Within easy walking distance there are a number of residential / student oriented buildings including Lawson Halls, Trinity Student Village, University Square, Student Centre, Library, Students Union, Harris Building, Walker Street-Sanctuary Students, Prestige Student – The Tramshed and Livesey House.

The subject site is also close to a number of commercial occupiers from Tesco to Fishergate Shopping Centre, B & M Store, Holiday Inn, various car parks and the bus station.

DESCRIPTION

The land currently provides a surfaced car park in an irregular L shaped boundary fronting onto Lawson / Walker Street forming part of a larger development which has been completed as Student Tower adjoining the site.

ACCOMMODATION

The premises will provide the following approximate areas and accommodation:

0.759 acres

Level	Studio	Accessible Studio	Total
Ground	7	0	7
01	30	2	32
02	32	2	34
03	32	2	34
04	32	2	34
05	32	2	34
06	32	2	34
07	7	2	9
08	7	2	9
Total	(93%) 211	(7%) 16	227

PLANNING

The planning is classed as commenced as part of the site has already been developed.

EPC

Not Applicable.

SERVICES

We understand that mains services are available to the property including electricity, gas, mains water and drainage.

RATEABLE VALUE

To be assessed.

TENURE

The site is understood to be held freehold subject to confirmation.

PRICE

Offers in the region of

£1.5 million

VAT

All prices, outgoing and rentals are exclusive of, but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

AGENT'S NOTE

Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

VIEWING

Strictly by appointment via the sole agents:

JO Real Estate Ltd

0151 319 2424

07702 131 701

Contact : Jonathan Owen

**CALL OR EMAIL TO
DISCUSS YOUR PROPERTY
REQUIREMENTS IN
FURTHER DETAIL**

**JONATHAN OWEN (BSc Hons MRICS)
CHARTERED SURVEYOR**

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