## **FOR SALE**

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

07702 131 701 / 0151 319 2424 jonathan@jorealestate.co.uk

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