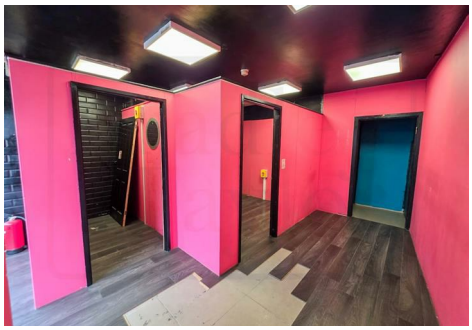
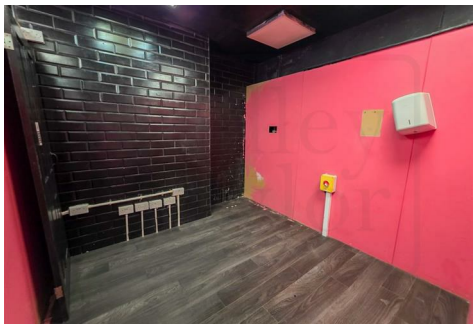
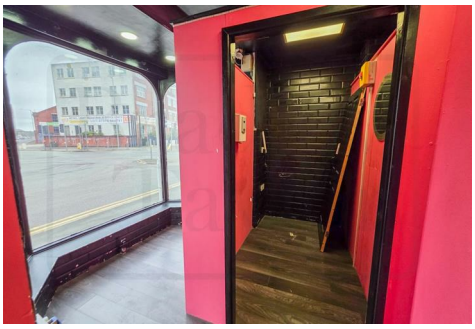
Bradley Taylor









10 Watery Lane, Preston, PR2 2NN

£750

This prominent commercial premises covers approximately 1,058 sq ft in a prime trading position directly adjacent to a busy main junction. Offering superb high-visibility frontage, two versatile retail areas, a substantial storage basement, and convenient rear access, this well-located property is available immediatel.

The ground-floor is configured into two well-proportioned shop rooms, offering an adaptable footprint suitable for a wide range of retail, professional services, or consultancy uses. High footfall and heavy passing vehicular traffic ensure exceptional exposure and signage opportunities. A clear display window frontage pulls in abundant natural light, creating an inviting customer-facing environment with an open, flexible flow between the front and secondary trading spaces.

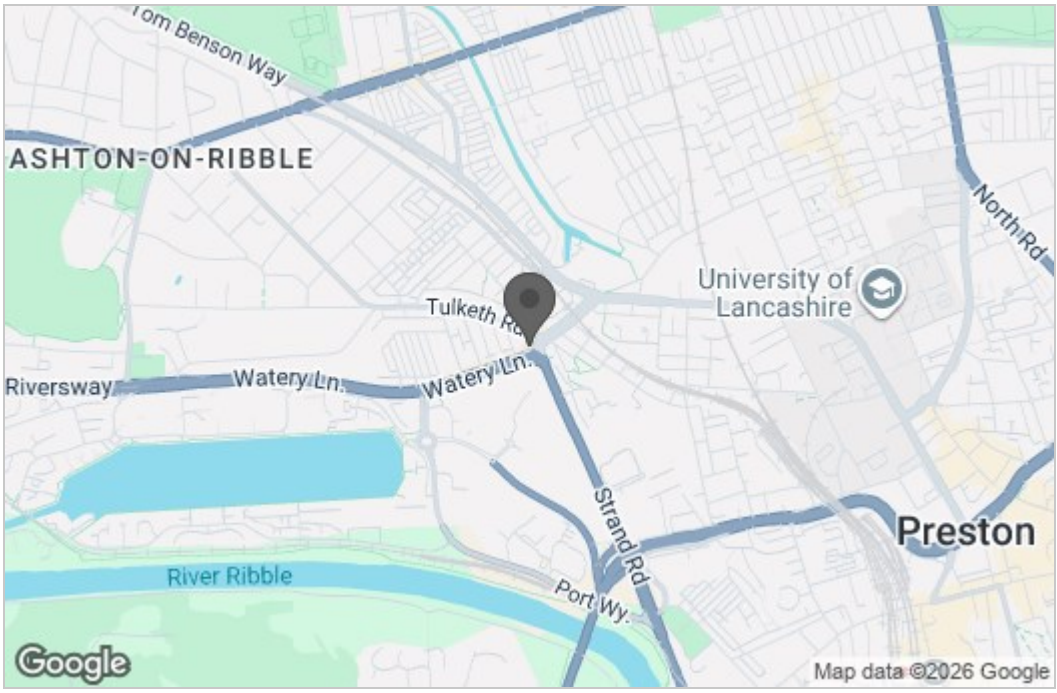
Beneath the retail floor lies an expansive basement, spanning a generous footprint that provides invaluable dry storage, stock holding, or back-of-house utility space.

To the rear, the building benefits from dedicated secondary access, facilitating deliveries, staff entry, and logistics without disrupting customer-facing operations. Positioned in a bustling commercial pocket with excellent connectivity to major transport links, this adaptable premises offers an outstanding opportunity for any tenants looking to capitalise on the size and position.

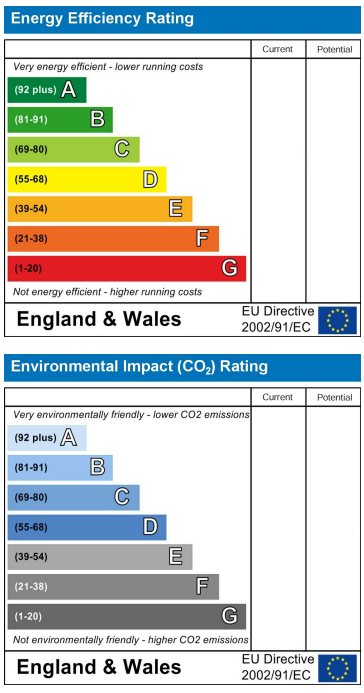
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

98 Leyland Road, Penwortham, Lancashire, PR1 9QJ
Tel: 01772 958444 Email: office@bradley-taylor.co.uk www.bradley-taylor.co.uk