



# Winckley Square

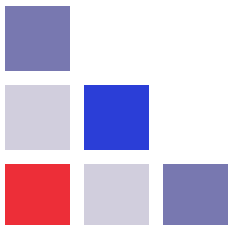
**COMMERCIAL**

Preston PR1 3JJ

**DEVELOPMENT POTENTIAL**

An impressive and substantial Georgian property extending to approx. 1046 sqm (11,259 sqft), prominently positioned on the highly sought after Winckley Square in the heart of Preston City Centre. Currently configured as a commercial restaurant and event space, this period building offers a rare opportunity for investors and owner-occupiers alike. The property retains a wealth of character and charm, with classic Georgian proportions, with high ceilings providing an abundance of space throughout. The accommodation is versatile and well-suited to continued use within the hospitality sector, making it an ideal investment for a restaurant, events venue, or similar business seeking a prime central location. In addition, the property presents significant redevelopment potential. Draft plans have been prepared for conversion into a scheme of 16 one & two bedroom apartments, offering an attractive opportunity for residential development (subject to the necessary consents).

**£850,000**



**Hazelwells**  
sales & lettings

Winckley Square is widely regarded as one of Preston's most desirable locations, set within a conservation area and surrounded by a mix of professional, commercial, and residential occupiers. The property benefits from immediate access to the city centre amenities, is adjacent to the beautiful Avenham and Miller Parks, and is within a short walking distance of Preston train station, providing excellent connectivity.

Tenure: Freehold

EPC: C (Restuarant Premises)  
E (Offices & Workshop)

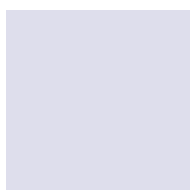
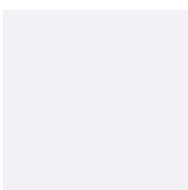
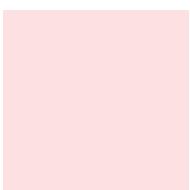
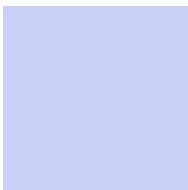
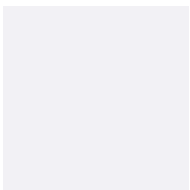
No onward chain

A rare opportunity to acquire a landmark building in a prime city centre location with both strong investment credentials and future development potential. Large courtyard offering potential for further for development.

Rating assessment:

As per VOA website: OFFICE & PREMISES  
Unit 8 with a Rateable Value £20750

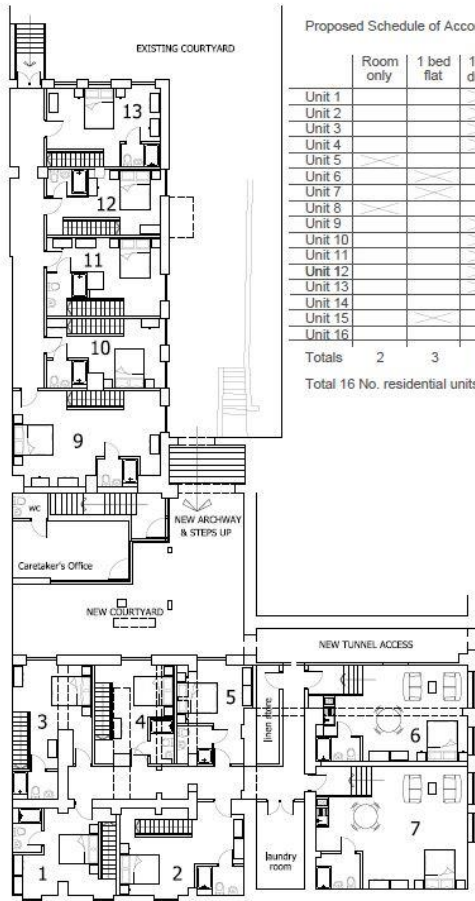
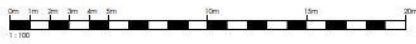
Interested parties are advised to make their own enquires of Preston City Council Rating Department on 01772 906972.







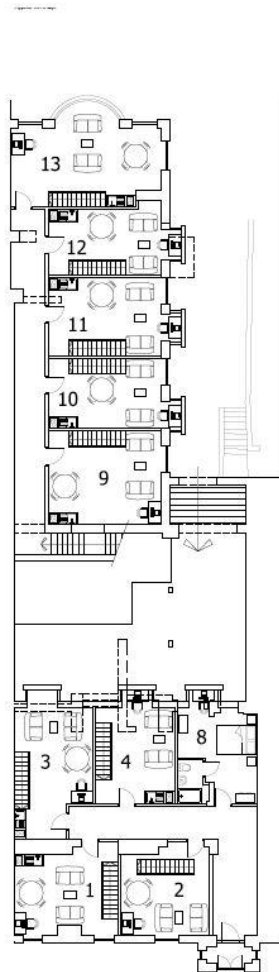
## PROPOSED PLANS



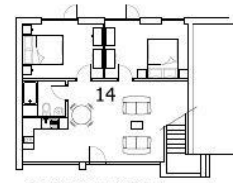
**BASEMENT LEVEL PLAN (OLIVE PRESS)**

### Proposed Schedule of Accommodation

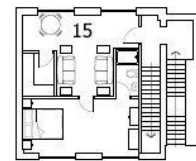
	Room only	1 bed flat	1 bed duplex	2 bed flat
Unit 1				
Unit 2				
Unit 3				
Unit 4				
Unit 5				
Unit 6				
Unit 7				
Unit 8				
Unit 9				
Unit 10				
Unit 11				
Unit 12				
Unit 13				
Unit 14				
Unit 15				
Unit 16				
Totals	2	3	9	2
Total 16 No. residential units				



**ENTRANCE LEVEL PLAN (BRASSERIE)**



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

General notes:  
 All work shall be in accordance with the Building Regulations and any amendments thereto.  
 All dimensions shall be in millimetres unless otherwise stated.  
 The drawings shall be taken in accordance with the latest editions of the British Standards Institution (BSI) publications relating to the subject matter of the drawings.  
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Paul Heathcote

**PHCA associates limited**  
 architects & building surveying & design  
 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

The Olive Press  
 Lancashire House  
 Winckley Square, Preston  
 PR1 2AB  
 Proposed Sketch Scheme

15/01/16 P801

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