



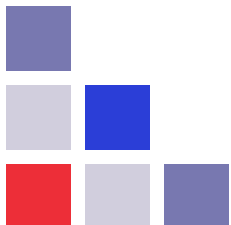
Church Street

COMMERCIAL

Preston PR1 3BT

Hazelwells Commercial offer for sale this property which extends to approximately 5414 sqft (503 sqm) and offers huge investment potential. The premises are situated on Church Street in Preston city centre. Walking distance to all city centre amenities, train and bus station. The property has accommodation over 3 floors, with outside patio and detached annexe. Ideal investment potential for re-development, subject to obtaining necessary planning permissions. Situated in the Stoneygate area of the City Centre which is currently benefitting from large private investment as part of the Stoneygate Masterplan to create a distinctive, vibrant and successful 'urban village' in the city

£500,000



Hazelwells
sales & lettings

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The ground floor is currently let on a long term lease - details on request.

The annexe is let for office / storage for £8400.00 per annum Potential to redevelop the upper floors or redevelop the property as a whole.

Rating assessment: We have been informed that As per VOA website: CLUB & PREMISES - with a Rateable Value of £17500.

Interested parties are advised to make further enquiries with Preston City Council.

Tenure: We have been advised that the property is freehold.

Viewing: By appointment with Hazelwells - 01772 823050

Ground Floor

51' 0" x 46' 0" (15.55m x 14.01m)

Conservatory

18' 5" x 29' 6" (5.62m x 9.00m)

First Floor

Landing/Kitchen/Boiler Room

18' 3" x 13' 7" (5.55m x 4.13m)

Room 1

18' 8" x 10' 5" (5.68m x 3.18m)

Window to the rear.

Room 2

30' 10" x 24' 5" (9.40m x 7.44m)

Two Double glazed windows to the front.

Room 3

20' 2" x 22' 0" (6.14m x 6.70m)

Two double glazed windows to the front.

Store Room

14' 4" x 11' 7" (4.36m x 3.54m)



Second Floor

Landing

Room 1

17' 6" x 9' 9" (5.34m x 2.98m)

Room 2

15' 4" x 9' 4" (4.67m x 2.84m)

Room 3

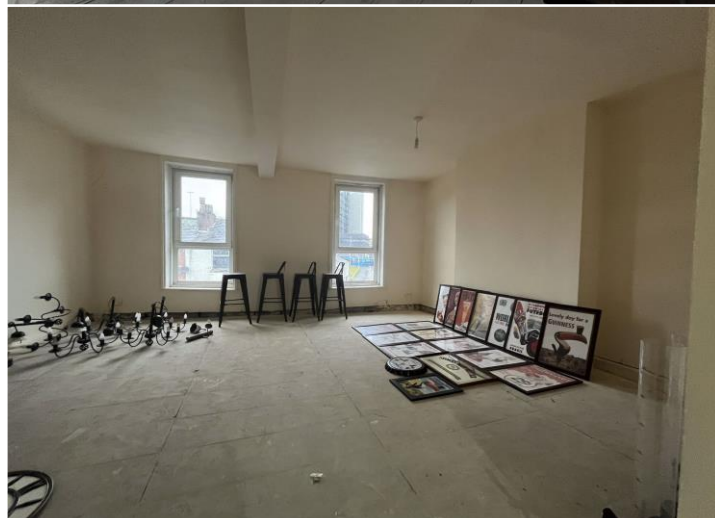
7' 9" x 7' 0" (2.37m x 2.13m)

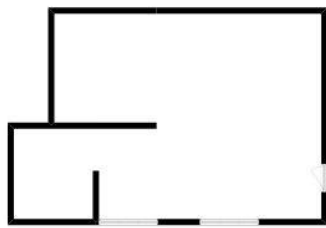
Detached Annexe

23' 9" x 35' 1" (7.24m x 10.70m)

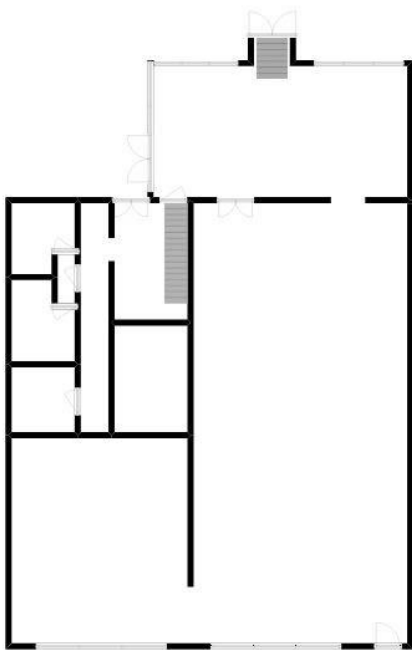
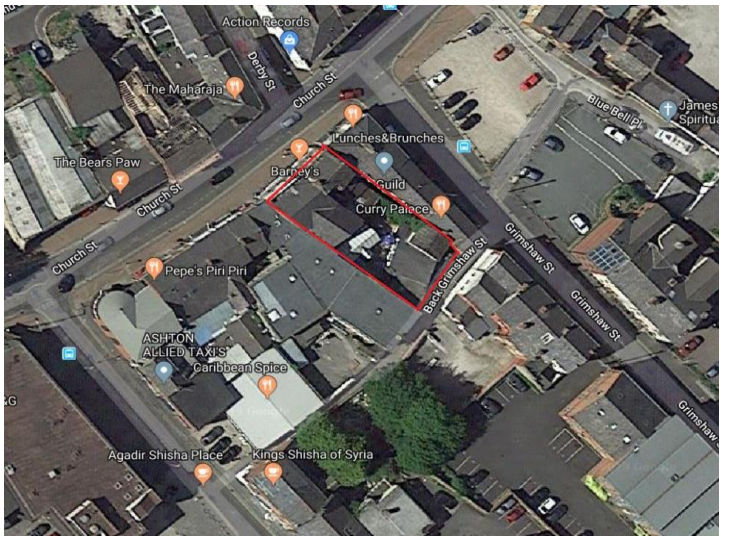


If you are thinking of selling your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.

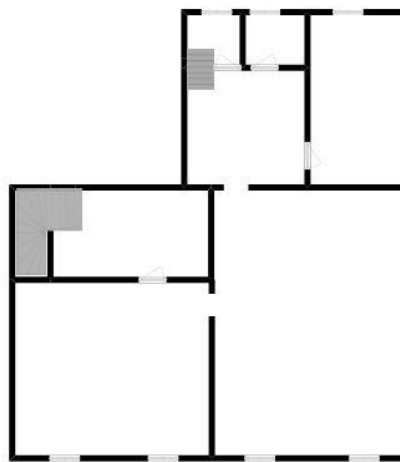




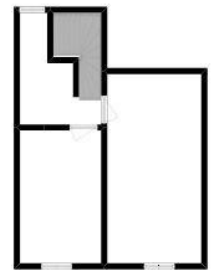
ANNEXE



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

FLOORPLAN FOR ILLUSTRATION PURPOSES ONLY. COPYRIGHT HAZELWELLS