



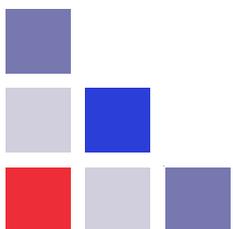
Kent Street

COMMERCIAL

Preston PR1 1PE

Hazelwells Commercial offer for sale this commercial property which extends to approximately 2755 sqft (256 sqm) over ground and first floors, basement of approximately 861 sqft (80 sqm) and a gated rear yard extending to approximately 1087 sqft (101 sqm). The ground floor is open plan with wc facilities, the first floor has been divided into seven separate rooms. The property is of brick construction and is finished as a shell with UPVC double glazed windows and shutters fitted to the ground floor. Mains electric with 3 phase, gas (no meter) and water. The property would suit a variety of commercial uses or potential conversion, subject to obtaining necessary planning permission. Viewing advised. The quoted price is + VAT.

Offers Over £200,000



Hazelwells
sales & lettings

Ground floor Part 1

28' 7" x 34' 2" (8.71m x 10.42m)

Open plan, door to front and rear, double glazed window, access to basement.

Ground Floor Part 2

28' 2" x 15' 11" (8.58m x 4.84m)

Door to front and rear, double glazed window

First Floor

28' 7" x 48' 2" (8.71m x 14.69m)

Divided into 7 separate rooms with landing. Double glazed windows.

FF Room 1

17' 0" x 13' 9" (5.19m x 4.19m)

Double glazed window to the side.

FF room 2

14' 8" x 17' 3" (4.48m x 5.25m)

Double glazed window to the front.

FF Room 3

14' 10" x 14' 2" (4.51m x 4.32m)

Double glazed window to the front.

WC Room 1

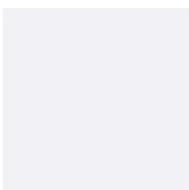
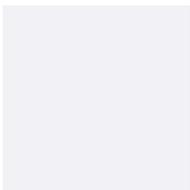
10' 2" x 5' 5" (3.09m x 1.66m)

Double glazed window to the rear.

WC Room 2

10' 0" x 13' 3" (3.05m x 4.04m)

Double glazed window to the rear.



Inner Landing

7' 8" x 5' 1" (2.34m x 1.54m)

FF Room 4

9' 10" x 15' 2" (3.00m x 4.62m)

Double glazed window to the front.

FF Room 5

12' 1" x 9' 6" (3.68m x 2.89m)

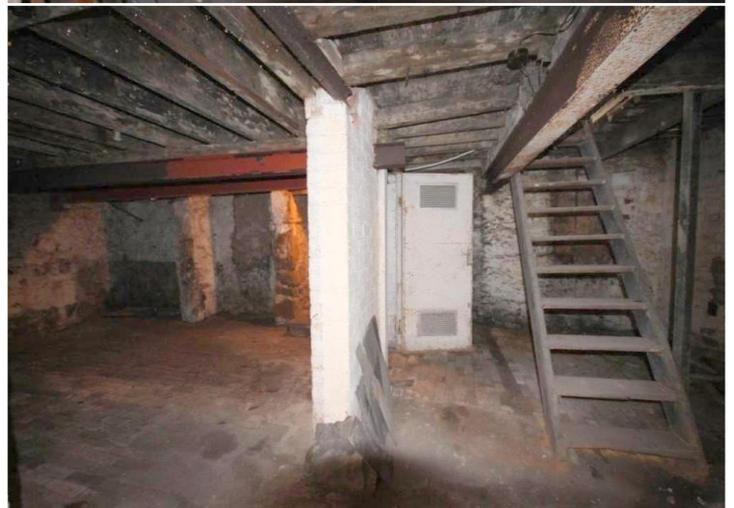
Double glazed window to the front.

Basement

28' 7" x 33' 10" (8.71m x 10.32m)

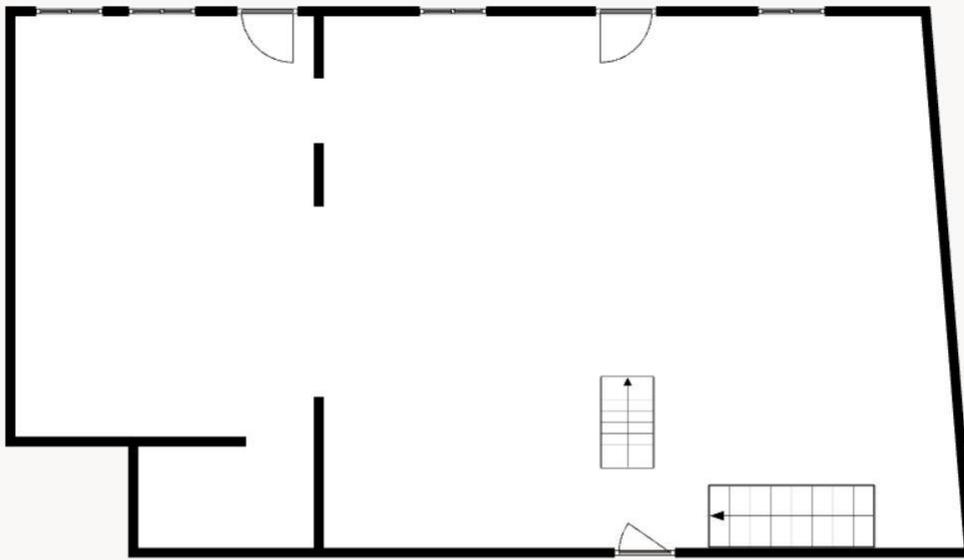
Rear Yard

20' 3" x 53' 11" (6.16m x 16.44m)

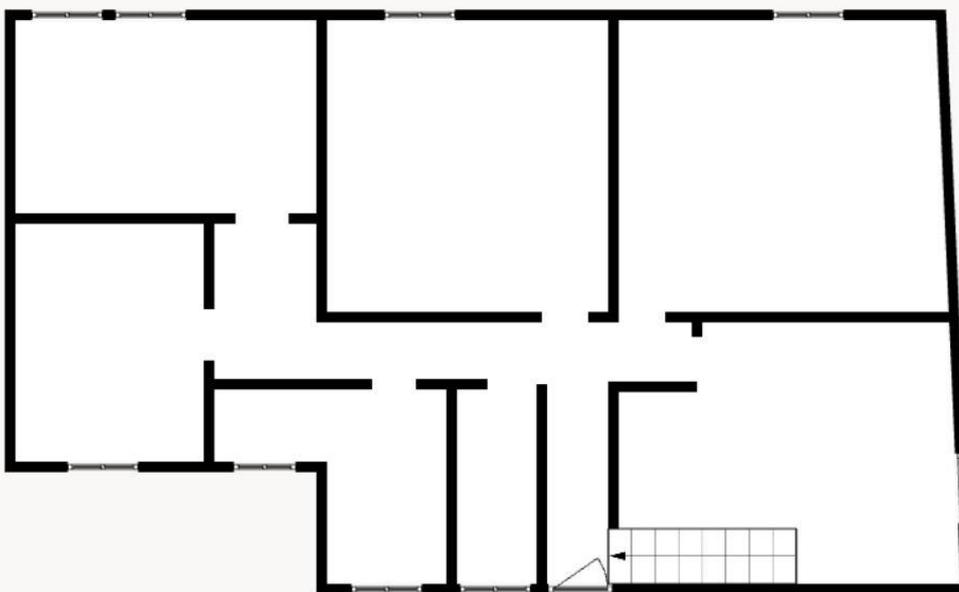


If you are thinking of selling your home why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. PROPERTY MISDESCRIPTIONS ACT 1991: The agent has not tested any apparatus, equipment, fixtures 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.

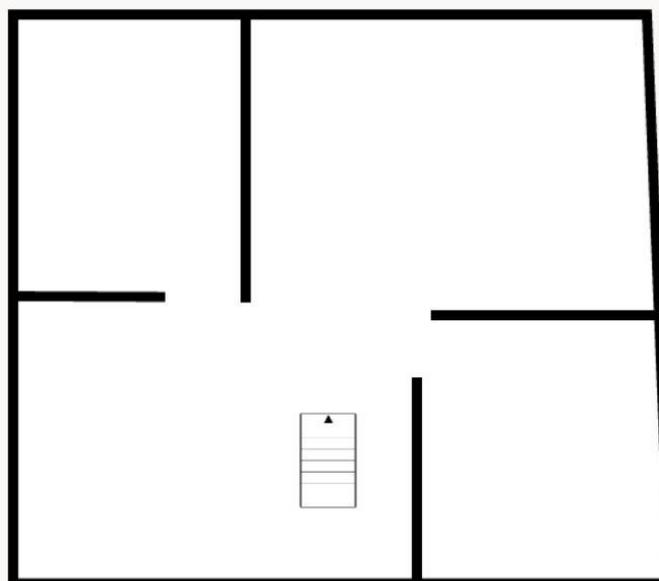




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