

!!! PRICE REDUCED !!!**FOR SALE 10 GAMULL LANE RIBBLETON PRESTON PR2 6TQ**

1,350 ft² / 125 m² Sales shop premises with two-bedroomed living accommodation and rear garage.

- Forming part of a small neighbourhood shopping parade adjacent to Indian and Italian takeaways.
- Extensive customer car parking immediately to the front and side of the parade.
- A well maintained property which has been re-roofed and had a new central heating boiler in recent years.

Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com

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Location

The property fronts Gamull Lane close to its junction with Longridge Road with the benefit of a public car park immediately adjacent.

Easy access is afforded to both the motorway network at junction 31A and Preston city centre.

Description

A substantial two storey property providing ground floor retail space, together with two-bedroomed living accommodation at first floor level.

Whilst the property has been in single occupation, it would readily convert to provide a ground floor lock-up sales shop with a self-contained flat to the first floor.

Accommodation

The gross internal floor area extends to approximately 1,350 ft².

Ground Floor:

| | |
|------------------|----------------|
| Front sales area | 17'9" x 14'9" |
| Rear sales area | 12'10" x 12'4" |
| Kitchen | 11'0" x 9'4" |

First Floor:

| | |
|-----------------|--------------------|
| Lounge | 13'0" x 14'0" |
| Front bedroom 1 | 10'9" x 10'11" max |
| Rear bedroom 2 | 12'10" x 9'5" |

Bathroom with bath and washbasin
Separate WC
Large landing with storage cupboard

Outside:

Single storey block built garage with profile metal clad roof.

EPC

A copy of the EPC is available from the agent.

Services

The property has the benefit of full gas fired central heating together with a burglar alarm system.

The property has been well maintained with modern double glazed windows, new combi boiler and new roof coverings.

Assessment

The shop is entered on the rating list with a rateable value of £3,100, with the Rates payable for 2019/2020 being 49.1p in the £.

The living accommodation is subject to council tax.

Planning

The property has been used as a hairdressing salon for many years and enjoys A1 retail consent.

Considered suitable for A3 (café) or A5 (hot food takeaway) uses, subject to planning consent.

Prospective purchasers are advised to make their own enquiries of Preston City Council's planning department on 01772 906900

Tenure

Tenure of the property is freehold.

Price

Offers in excess of £100,000 are required for the freehold interest in the property with full vacant possession.

Viewing

Strictly by appointment through the agents HDAK.
Telephone: 01772 652652 or e-mail: reception@hdak.co.uk