



FOR SALE 11 LUNE STREET PRESTON PR1 2NL

City Centre Freehold sales shop and office premises. Vacant shop. Upper parts producing £7,000 per annum

- Excellent retail position in the heart of the city centre just off Fishergate, the prime shopping thoroughfare
- Property provides ground floor and basement retail together with self-contained first and second floor offices
- Potential redevelopment opportunity

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

01772 652652

Location

Occupying an excellent position in the heart of Preston City Centre just off Fishergate, the prime shopping thoroughfare.

The property is directly opposite the entrance into a large Matalan store.

Description

The property provides retail accommodation to ground floor and basement and self-contained access to the office accommodation at first and second floor level.

Accommodation

Well appointed retail accommodation to the ground floor and basement. The basement has been refurbished and fitted to a high standard.

A separate entrance is provided to the upper floor offices which do have potential to convert to residential accommodation.

Assessment

The property is entered on the rating list as follows:

Ground Floor & Basement:	£11,750
First & Second Floor Offices:	£3,700

Tenure

The tenure of the property is freehold.

EPC

A copy of the EPC will be made available from the agent's office.

Tenancies

The ground floor shop and basement is currently vacant.

The offices at first and second floor level are let to Integrated Energy who have been in occupation for many years but do not have a formal lease. Integrated Energy currently pay £7,000 per annum.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required.

Purchase Price

Offers around £200,000 are invited for the freehold interest in the property subject to the existing occupation.

Costs

Each party are to be responsible for their own legal costs involved in the transaction.

Viewing

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