



FOR SALE 26 WEST CLIFF PRESTON PR1 8HU

2,250 ft² / 209 m² well proportioned office premises with parking

- Substantial two-storey office premises with adjacent car park
- Considered suitable for residential use and possible extension and conversion to a HMO
- Plans attached to the particulars illustrate the current layout of the property

**B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com**

01772 652652

Location

Prominently situated on the corner of West Cliff and Cliff Street, the premises occupy an excellent position on a leafy no through road, within easy reach of the railway station, the city centre bars and restaurants and Avenham and Miller Parks.

Description

A substantially constructed two-storey property with a good sized car park accessed from Cliff Street.

Accommodation

The gross internal floor area extends to approximately 2,250 ft².

Plans attached to this brochure illustrate the current layout to both ground and first floors.

The property lends itself for redevelopment with possible extension.

Assessment

The property is entered on the rating list at a Rateable Value of £8,500.

Rates Payable 2024/25: 49.9p in the £

EPC

A copy of the EPC will be made available at the agent's office. The EPC rating is D100.

A full copy of the EPC is available at www.epcregister.com

Planning

Currently used for Class E office purposes. The premises are considered suitable for residential conversion and possible HMO.

Interested parties are advised to make their own enquiries of Preston City Council's planning department on 01772 906912.

Services

All mains services are connected and the property has the benefit of gas fired central heating, together with an intruder alarm system.

Tenure

The property is held freehold.

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 £300,000 is required for the freehold interest in the property, with full vacant possession.

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

Hand-drawn floor plan of a building with various rooms and annotations. The plan includes the following areas and notes:

- Top Left:** A room labeled $10.9 m^2$ with a note "PERM. DISC." below it.
- Below Top Left:** A room labeled $10.8 m^2$ with a note "ARLINE" above it.
- Center Left:** A room labeled $1.5 m^2$.
- Below Center Left:** A room labeled $2.0 m^2$.
- Below 2.0 m²:** A room labeled $1.5 m^2$ with a note "PERM. DISC." above it.
- Center:** A large room labeled $16.0 m^2$ with a note "MEET. G. 400M" above it.
- Bottom Left:** A room labeled $9.0 m^2$ with a note "REPAIRS ELECTRICAL WORK TO ON THIS WALL" above it.
- Bottom Center:** A room labeled $10.9 m^2$ with a note "ENTRANCE VESTIBULE" below it.
- Bottom Right:** A room labeled $18.9 m^2$ with a note "LOWIN & TYPING" above it.
- Far Right:** A room labeled $5.5 m^2$.
- Annotations:**
 - "close opening by scuffed netting" with an arrow pointing to a doorway.
 - "close opening by slatted walling & 1/2 floor glazed door" with an arrow pointing to a doorway.
 - "specimen radiator" with an arrow pointing to a radiator in the $16.0 m^2$ room.
 - "1/2 door from front office partition" with an arrow pointing to a partition in the $16.0 m^2$ room.

GROUND FLOOR

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