



## **FOR SALE 26 WEST CLIFF PRESTON PR1 8HU**

2,250 ft<sup>2</sup> / 209 m<sup>2</sup> 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](http://www.hdak-uk.com)**

**01772 652652**

### ***Location***

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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***

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

### ***Accommodation***

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The gross internal floor area extends to approximately 2,250 ft<sup>2</sup>.

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***

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

Rates Payable 2024/25: 49.9p in the £

### ***EPC***

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

### ***Planning***

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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***

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

### ***Tenure***

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The property is held freehold.

### ***Money Laundering***

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

### ***Purchase Price***

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

### ***Costs***

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

### ***Viewing***

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Strictly by appointment through the agents HDAK.  
Telephone: 01772 652652 or e-mail: [reception@hdak.co.uk](mailto: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 "ARKIVE" above it.
- Below Top Left (smaller rooms):** A room labeled  $1.5 m^2$  and another labeled  $2.0 m^2$ .
- Below Top Left (smaller rooms):** A room labeled  $1.5 m^2$  and another labeled  $1.5 m^2$ .
- Center:** A large room labeled  $16.0 m^2$  with a note "MEET. G. 400M" above it.
- Below Center:** A room labeled  $10.9 m^2$  with a note "close opening by scuffed netting" and "re. door closed up door opening & 1/2 door from front office partition".
- Bottom Left:** A room labeled  $10.0 m^2$  with a note "repartition electrical work to on this wall".
- Bottom Center:** A room labeled  $10.9 m^2$  with a note "close opening by slatted walling & 1/2 door glazed door".
- Bottom Right:** A room labeled  $10.9 m^2$  with a note "LOWIN & TYPING".
- Far Right:** A room labeled  $5.5 m^2$ .
- Left Edge:** A note "specimen radiator" with an arrow pointing to a radiator symbol.
- Right Edge:** A note "11.5 m" with an arrow pointing to a vertical dimension line.

*GROUND FLOOR*

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