



# FOR SALE 26 WEST CLIFF PRESTON PRI 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



Misrepresentation Act 1967: These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.

## 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  $2,250 \text{ ft}^2$ .

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  $\pounds 8,500$ .

Rates Payable 2024/25: 49.9p in the £

## EPC

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

## 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  $\pounds$ 300,000 is required for the freehold interest in the property, with full vacant possession.

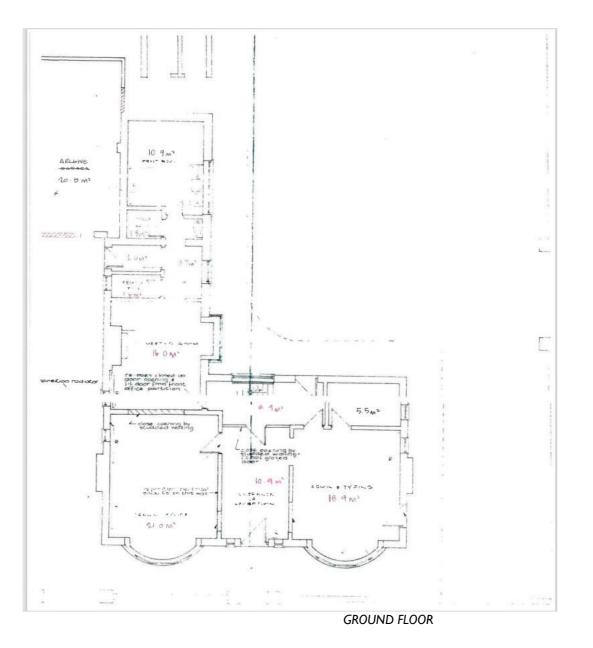
### Costs

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: <u>reception@hdak.co.uk</u>

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