



FOR SALE 29 NEW HALL LANE PRESTON PR1 5NX

Prominent corner retail / office premises extending to 1,042 ft² / 97 m²

- Prominently located on the corner of New Hall Lane and St Mary's Street
- Within a busy commercial area close to a Travelodge hotel and a Lidl supermarket with free public car parking opposite
- Within easy reach of the city centre and the motorway network at Junction 31 of the M6

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

01772 652652

Location

The premises are situated on the corner of St Mary's Street and New Hall Lane, one of the main thoroughfares into the city centre and within easy reach of the motorway network at Junction 31 of the M6.

Situated within a busy commercial locality with a nearby Travelodge hotel and Lidl supermarket together with a number of blocks of residential apartments. Free public car parking opposite.

Description

Prominent corner retail / office premises recently redecorated throughout.

The property has the benefit of re-built front and gable elevations, partial re-roofing and installation of double glazed windows.

Accommodation

The net internal area extends to approximately 1,042 ft² / 97 m².

The ground floor extends to approximately 14 ft wide by 33 ft 7 in deep arranged as a reception, general retail area/office and rear room with sink unit.

To the first floor there are three rooms 9 ft 3 in by 11 ft 10 in and 8 ft 6 in by 16 ft 8 in, one with a fitted shower. Separate WC and wash basin facilities.

A full staircase provides access to an additional storage area within the roof space, max 12 ft 1 in by 15 ft 2 in.

Assessment

The property is entered on the rating list at a rateable value of £5,000.

Small business rate relief may be available.

Rates payable 2023/2024: 49.9p in the £

Services

The premises have the benefit of full gas-fired central heating, air conditioning to the principal rooms together with a burglar alarm system.

No tests have been carried out on any of the services and the vendors offer no warranty as to their condition.

Planning

The premises have recently been used as a tattoo parlour but are considered suitable for a wide variety of retail or office uses.

Prospective tenants are advised to make their own enquiries of Preston City Council's Planning Department on 01772 906581.

Tenure

The property is understood to be freehold.

Purchase Price

Offers around £100,000 are invited for the freehold interest with full vacant possession.

EPC

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

Money Laundering

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

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