



FOR SALE OR TO LET 293/295 FYLDE ROAD, PRESTON PR2 2NH

2,212 ft² / 205.5 m² Commercial premises with excellent rental potential

- Prominent corner position on one of the main thoroughfares out of Preston City Centre
- Well proportioned ground floor shop and basement with rear car parking
- Self-contained flat accommodation to first floor level

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

01772 652652

Location

Prominently located on Fylde Road, close to its junction with Water Lane and Tulketh Brow, close to Preston Docklands and within easy reach of the University of Central Lancashire and Preston City Centre.

Description

A substantial two-storey property providing ground floor lock up sales shop premises, with the benefit of forecourt, display areas and secure parking facilities to the rear.

Self-contained flat accommodation at first floor level approached by an external staircase to the rear of the property.

Accommodation

Ground floor: L shaped sales area, having maximum dimensions 25 ft 3 in x 41 ft 8 in.
Kitchen/store 12ft 9 in x 13ft 0 in.
WC facilities and basement storage.

First Floor:

External staircase leading to flat accommodation providing entrance hall, lounge, fitted dining kitchen, shower room and WC, one double room and five single rooms, all with fitted washbasins.

Current income from the flat accommodation is approximately £800 per month.

The accommodation has the benefit of a fire alarm system, emergency lighting etc. and all windows are UPVC double glazed.

EPC

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

Lease

The ground floor sales shop, basement and car parking is available on a new lease at a rental of £15,000 per annum.

The tenant shall be responsible for internal repairs, maintenance of the shop front and windows, together with external decoration and a contribution towards the insurance.

Income

A healthy demand exists for flat accommodation in the area, particularly given the property's close proximity to the main campus of the University of Central Lancashire and Preston Docklands. The accommodation is currently let but full vacant possession can be made available.

Tenure

The property is freehold and free from chief rent.

Services

All mains services are connected. The ground floor shop has the benefit of gas fired central heating.

Price

Offers around £295,000 are invited for the freehold interest, with vacant possession of the ground floor and subject to the flat accommodation at first floor level.

Full vacant possession can be made available if required.

Viewing

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