



## **FOR SALE 36A LUNE STREET PRESTON PR1 2NN**

City centre freehold lock-up sales shop investment property producing £8,000 per annum.

- Long established business in occupation for over 20 years
- Excellent retail position in the heart of the city centre close to the Lune Street entrance of the St George's Shopping Centre
- Ground floor lock-up shop with basement storage, rear yard with WC

Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)

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### **Location**

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Occupying a prominent position on Lune Street within Preston city centre close to the entrance to St George's Shopping Centre.

### **Description**

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Ground floor lock-up sales shop premises together with basement, rear yard and WC.

### **Accommodation**

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A well-appointed ground floor sales shop 11'8 wide x 26' deep with suspended ceiling and laminate flooring.

Trap door entrance to basement. Rear yard with disused WC.

### **Assessment**

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The property is entered on the rating list at a rateable value of £6,000.

Rates payable 2018/2019: 48.0p in the £

### **Tenancy**

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The shop has been occupied by the current tenant trading as Blue Yonder for over 20 years.

The original lease expired in May 2010 and the tenant is 'holding over' under the Landlord and Tenant Act 1954.

The tenant pays an annual rental of £8,000 exclusive of rates, quarterly in advance.

### **Tenure**

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The property is understood to be freehold.

### **Price**

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Offers around £95,000 are invited for the freehold interest in the property, subject to the current occupation.

### **Viewing**

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*Strictly by appointment through the joint agents HDAK, 01772 652652 or e-mail: [reception@hdak.co.uk](mailto:reception@hdak.co.uk) or Joe Assalone at Robert Pinkus and Co on 01772 769000.*