



FOR SALE 4-6 FOX STREET PRESTON PR1 2AB

Two storey retail/office property extending to approximately 1,820 ft² / 169 m²

- Well located just off Fishergate, the city's prime shopping thoroughfare
- Private car park to rear with electronic security gated entrance
- Suitable for a wide variety of retail, leisure or office uses

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

01772 652652

Location

Well located just off Fishergate, Preston's prime shopping thoroughfare.

Adjacent to the Premier Inn Hotel and with ample public car parking available close by. The bus and railway stations are both within a few minutes' walk.

Description

A two-storey property with the benefit of a private car park to the rear.

The ground floor provides former retail space together with office, kitchen and WC facilities.

To the first floor there are four rooms together with former kitchen and WC facilities.

Accommodation

The property has a net internal floor area of approximately 1,820 sq ft/169 sq m.

Services

The premises have the benefit of mains electricity, water and drainage with heating provided by night storage heaters.

EPC

The Energy Performance Asset rating is Band E122. A full copy of the EPC is available at www.ndepcregister.com

Assessment

With effect from 1st April 2023 the Rateable Value is now £6,300.

Rates payable 2022/2023: 49.9p in the £

Small business rate relief may be available.

Condition

The property is in need of significant repair including complete re-roofing. A structural appraisal has been commissioned and a copy of the report prepared by Marston & Grundy LLP Consulting Engineers is available on our website.

Planning

Considered suitable for a wide range of uses within Class E of the Town and Country Planning (Use Classes) Order. The location of the premises is such that they lend themselves to a wide variety of retail, office or leisure uses, including restaurant, bar and café.

Prospective purchasers are advised to make their own enquiries of Preston City Council's planning department on 01772 906912.

Purchase Price

Offers around £150,000 are invited for the Freehold interest.

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