

**FOR SALE 454/456 BLACKPOOL ROAD ASHTON PRESTON PR2 1HX**

4,200 ft²/390 m² prominently located detached showroom premises with upper floor residential accommodation.

- Prominent island site on the corner of Blackpool Road and Parkfield Avenue
- Extended to the rear providing well-proportioned ground floor showroom and storage facilities with customer car parking access from Parkfield Road
- Development potential to create several ground floor commercial units with flat accommodation to the first floor

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

01772 652652

Location

Prominently located on Blackpool Road within the popular Lane Ends shopping area.

Description

Originally constructed as a pair of semi-detached shop units with living accommodation to the first floor, the property has been extended over the years, providing an additional two-storey section to Blackpool Road and single store extension access from Parkfield Avenue.

The property lends itself to a wide variety of showroom/retail uses and potential exists for redevelopment to create a number of ground floor commercial units, together with 2/3 flats at first floor level.

A section of the rear extension could be demolished to provide additional parking and access to the upper floors, as there is a driveway leading directly from Blackpool Road.

Accommodation

The property has a gross floor area on the ground floor of approximately 2,900 ft² and to the first floor there is an additional 1,300 ft².

The ground floor showroom has a frontage to Blackpool Road of approximately 52 ft with extensive display windows.

The ground floor extensions provide additional showroom and storage facilities.

The first floor is currently arranged as two separate areas of residential accommodation, one with a designated entrance from Parkfield Avenue and the other accessed internally from the showroom.

Internal inspection is essential to fully appreciate the extent of the accommodation and the potential for redevelopment.

EPC

The Energy Performance Asset rating is Band D97. A full copy of the EPC is available at www.ndepcregister.com

Assessment

The property is entered on the rating list at a rateable value of £15,750

Rates payable 2021/2022: 49.9p in the £

Services

All main services are connected and the property has the benefit of gas fired central heating.

Tenure

The property is understood to be freehold.

Money Laundering

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

Planning

The premises have been used for the retail sale of carpets and furnishings for over 50 years and, as such, are suitable for a wide variety of showroom and retail uses.

Redevelopment may be considered and additional uses such as restaurant/wine bar/takeaways may be considered appropriate.

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

Purchase Price

Offers around £350,000 are invited for the freehold interest with full vacant possession.

Costs

Each party 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