

**FOR SALE 46 Plungington Road Preston PR1 7RB**

823 ft² / 76 m² Substantial two-storey end terraced retail property

- Within a popular commercial locality, adjacent to the Post Office and opposite William Hill bookmakers
- Customer parking immediately adjacent in Barlow Street and within a public car park opposite
- Potential to create a self-contained first floor flat

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

01772 652652

Location

Prominently situated on the corner of Plungington Road and Barlow Street, within a densely populated and mixed commercial and residential area close to the University of Central Lancashire (Uclan).

Description

A two-storey end terraced property providing ground floor retail accommodation with office / storage facilities to the first floor.

Potential exists to create a lock-up shop to the ground floor with a self-contained flat to the first floor.

Accommodation

The net internal floor area extends to approximately 823 ft².

The shop has an internal width of 18' 6" and a depth of 19' 5", together with two office rooms to the rear measuring 9' 10" x 7' 10" and 9' 10" x 7' respectively.

A doorway on the gable elevation provides access to the staircase to the first floor.

On the first floor there are three office rooms: 12' 1" x 10' 6"; 8' 6" x 12' 1" and 8' 8" x 9' 7", together with kitchen and male and female WC facilities.

Assessment

The property is entered onto the rating list at a rateable value of £4,550.

Rates Payable 2019/2020: 49.1p in the £

Small business rate relief may be available. Full details available from Preston City Council.

Services

All mains services are connected. 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

Previously used for A1 retail purposes, the premises may be considered suitable for A3 (Café) or A5 (Hot Food Takeaway), subject to planning consent.

Purchase Price

We are instructed to invite offers around £125,000 for the Freehold interest, with full vacant possession.

EPC

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

Legal Costs

Each party is to be responsible for their own legal costs involved in the transaction.

Viewing

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