



FOR SALE 77 – 81 FYLDE ROAD, PRESTON, PR1 2XQ

Retail Investment let to Sunseekers Sunbeds Ltd producing £17,000 per annum

- Excellent location adjacent to the main campus of UCLAN
- Successful business operating from 19 branches
- Rare opportunity to acquire a freehold retail investment

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

01772 652652

Location

Prominently situated on Fylde Road close to the main campus of UCLAN and surrounded by high quality student accommodation.

The property has the benefit of customer car parking directly to the front.

Description

A substantial two-storey property providing retail space to both ground and first floors together with ancillary office, storage and WC facilities.

Accommodation

The property has a gross internal floor area of approximately 1,800 sq ft over two floors.

The ground floor provides reception, storage and staff facilities as well as tanning rooms and customer WCs.

To the first floor the property is partitioned to provide further tanning studios.

Lease

The premises are held on a 9 year lease from 22nd May 2018 upon full repairing and insuring terms.

The lease is contracted out of the Landlord & Tenant Act 1954.

The tenants have been in occupation since 2005.

Rental Income

£17,000 per annum, payable monthly in advance.

Assessment

The property is entered on the rating list at a rateable value of £16,750.

Rates payable 2024/25: 49.9p in the £

Tenure

The property is understood to be freehold.

Purchase Price

£195,000 in respect of the freehold interest subject to the occupational lease.

EPC

The Energy Performance Asset rating is Band D96. A full copy of the EPC is available at www.epcregister.com.

Money Laundering

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

Legal 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