



FOR SALE 9 / 10 CHAPEL STREET, PRESTON, PR1 8AY

3,022 ft² / 281 m² Grade II Listed office building just off Winckley Square

- Situated adjacent to Winckley Square, Preston's most prestigious office location and within a few steps of Fishergate, the city's main shopping thoroughfare
- The gross floor area over basement, ground, first and second floors is approximately 4,908 ft² / 456 m² and lends itself for possible residential conversion
- Plans attached to the particulars illustrate a potential residential scheme. Planning consent and building regulation approval required

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

01772 652652

Location

Occupying a prime city centre location fronting Chapel Street adjacent to Winckley Square, the city's office and professional sector and Fishergate, the main shopping thoroughfare.

Description

A Grade II Listed building arranged over ground, first and second floors together with basement storage.

Currently occupied as a solicitor's office but considered suitable for possible residential conversion, subject to planning and building regulation approval.

Accommodation

The net internal office area is approximately 3,022 ft² over the ground, first and second floors with additional storage facilities to the basement.

The Gross Internal Floor Area of the building extends to approximately 4,908 ft².

Assessment

The property is entered on the Rating List at a Rateable Value of £14,250.

Rates Payable 2021/2022: 49.9p in the £.

EPC

The Energy Performance Asset Rating is Band D95. A full copy of the EPC is available at www.ndepcregister.com

Planning

Currently used as a solicitor's office within Class E of the Town & Country Planning (Use Classes) Order but considered suitable for residential conversion.

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

Tenure

The property is held freehold and enjoys a right of way over a rear yard and passageway through to Mount Street.

Money Laundering

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

Price

Offers around £300,000 (Three Hundred Thousand Pounds) are invited for the Freehold interest with full vacant possession.

Schematic Layout

Plans attached to the particulars indicate a possible layout scheme for residential conversion. Planning consent has not been obtained at this stage nor has building regulation approval been sought and this would be the purchaser's responsibility.

Viewing

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

H. M. LAND REGISTRY

NATIONAL GRID PLAN

SD5329

SECTION Y

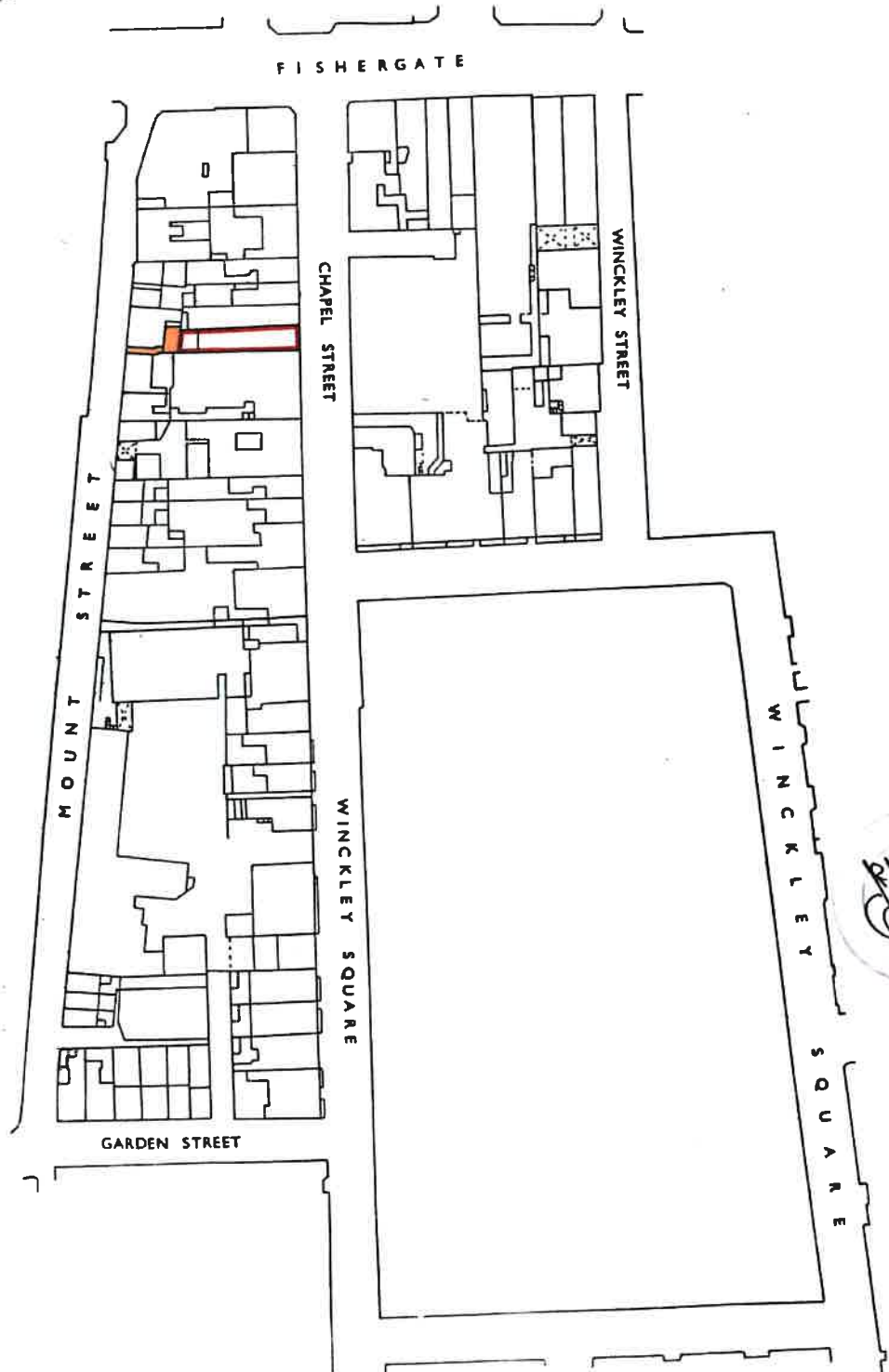
PRESTON

Scale 1/1250

LANCASHIRE

PRESTON DISTRICT

PRESTON ~~COUNTY BOROUGH~~



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Filed Plan of Title No

LA 129828

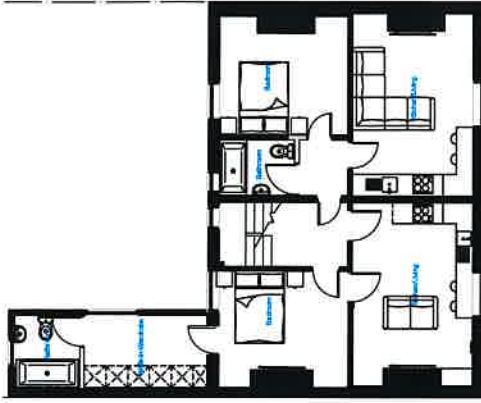
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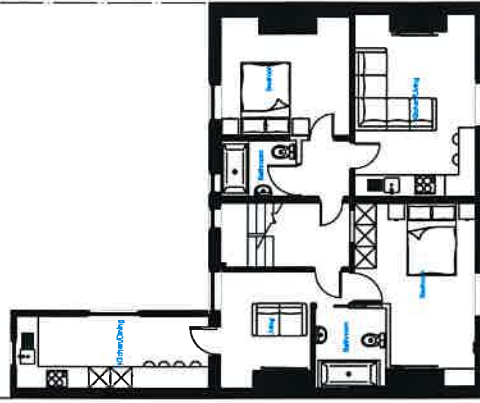


Existing
 Proposed
 Existing to be removed

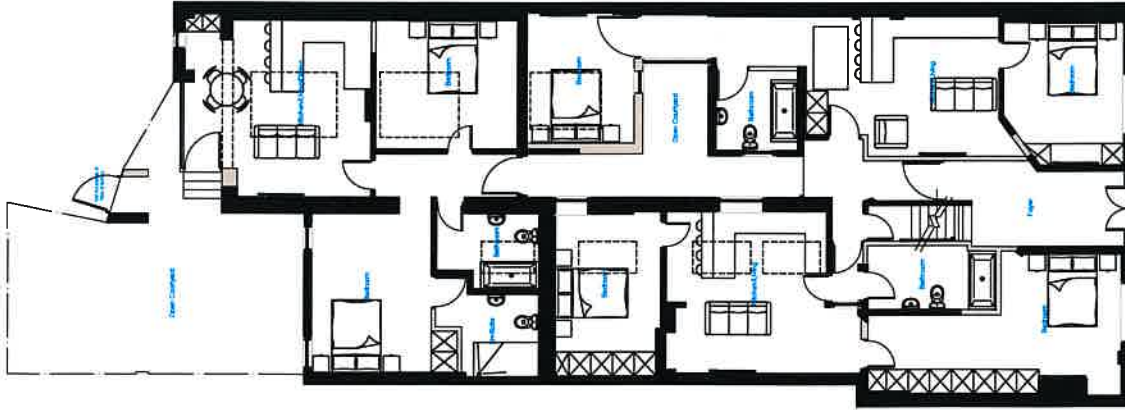
NB: Furniture shown for indicative purposes only



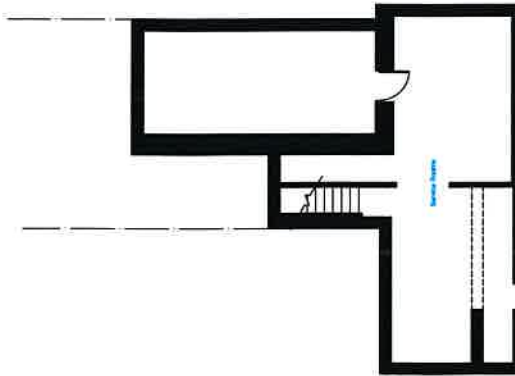
Proposed First Floor Option 1



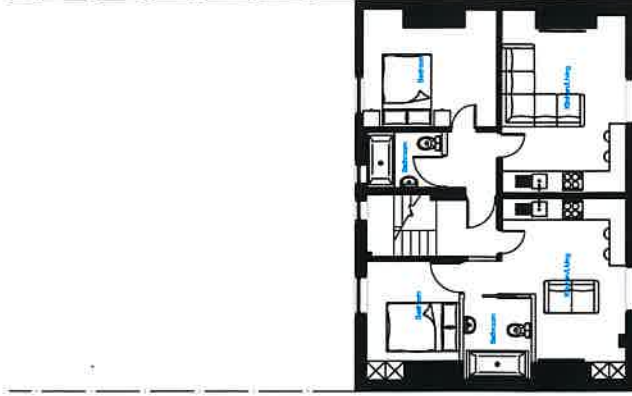
Proposed First Floor Option 2



Proposed Ground Floor



Proposed Basement



Proposed Second Floor



APARTMENTS

NB: ALL DRAWINGS SUBJECT TO FURTHER DETAIL AND ALL LOCAL AUTHORITY APPROVALS.

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Author: John Bridge Ltd
 Date: 21/01/15
 Project: 215
 Scale: 1:100@A3
 Proposed Plans

2195-SK01
 JOHN BRIDGE STUDIO
 9-10 Chapel Street, Preston, PR1 1AY
 01773 534444
 www.johnbridge.co.uk



SCALE BAR 1:100

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Key: -

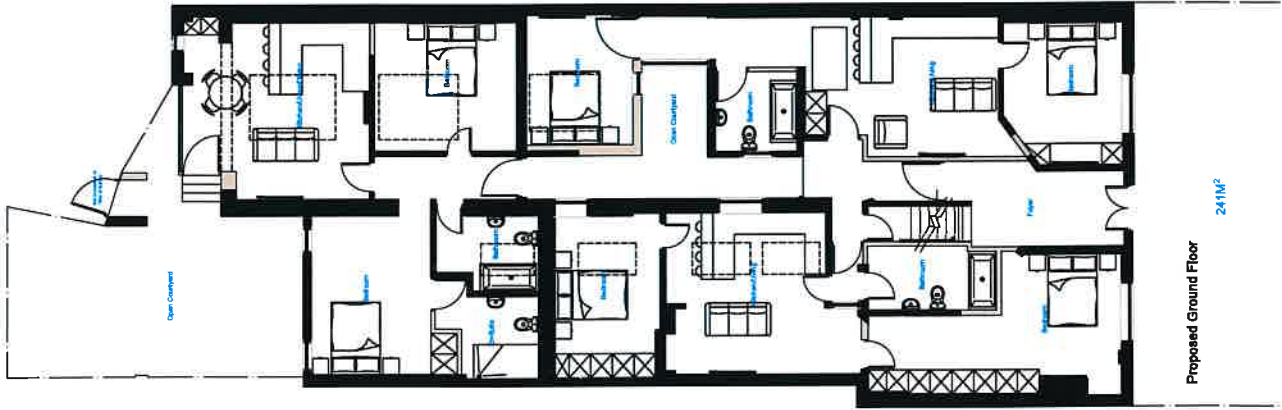


Existing

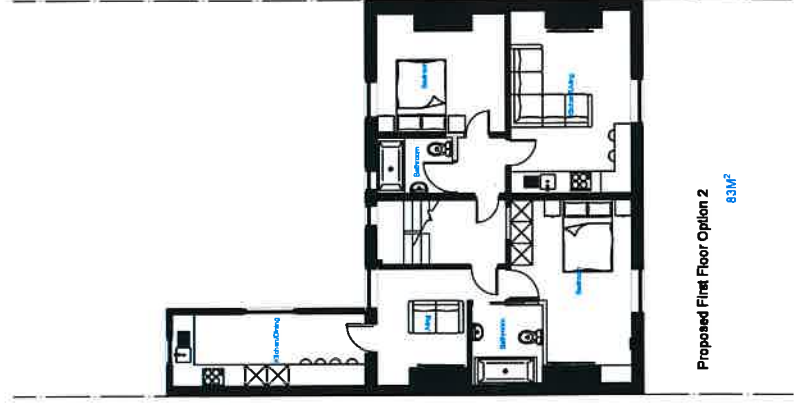
Proposed

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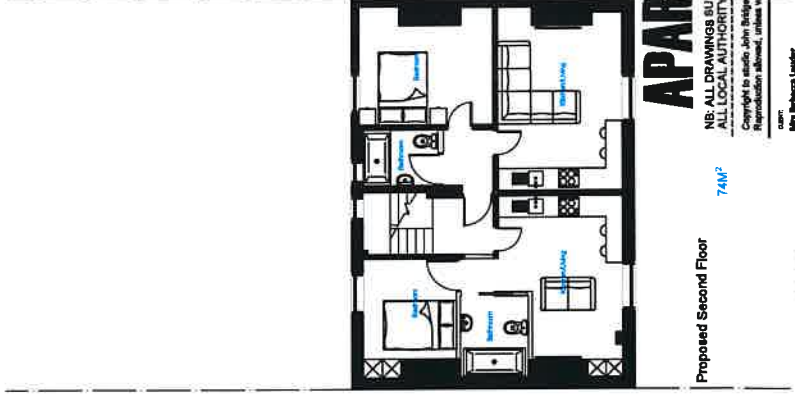
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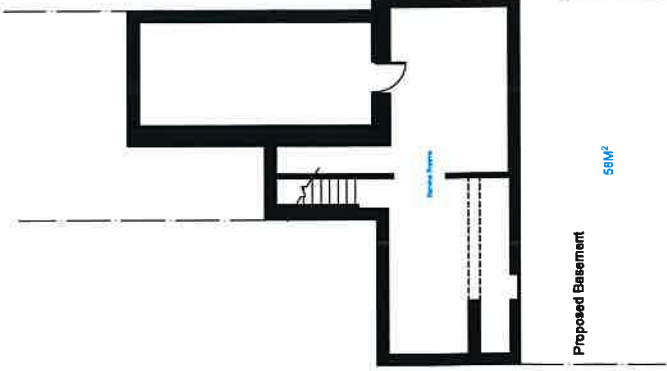
Proposed Ground Floor 241M²



Proposed First Floor Option 2 83M²



Proposed Second Floor 74M²



Proposed Basement 56M²

APARTMENTS

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DATE: 11/11/2020
 DRAWN: Alex Richards / Leader
 CHECKED: Alex Richards / Leader
 PROJECT: 2195-P01
 PROPOSED FLOOR: Proposed Plans



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 9-10 Chapel Street, Preston, PR1 5AY
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