



**FOR SALE LANSON HOUSE WINCKLEY GARDENS MOUNT STREET  
PRESTON PR1 8RY**

Purpose built office premises available for investment, potential occupation or redevelopment.  
Gross floor area approximately 8,000 ft<sup>2</sup>

- High quality office premises arranged over ground, first and second floors
- Currently let to Mattioli Woods plc with 2 years remaining at £62,000 per annum exclusive. Standard FRI Lease
- Potential for residential conversion. Adjacent sports hall has planning permission for 45 residential unit

**Offers around £750,000 are invited for the freehold interest**

## **Location**

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Occupying an excellent city centre position just off Winckley Square close to Fishergate, the main shopping thoroughfare, and within walking distance of the railway station and Avenham Park.

## **Description**

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A purpose built office property arranged over ground, first and second floors with the benefit of 6 car parking spaces directly to the front.

## **Accommodation**

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The gross floor area extends to approximately 8,000 ft<sup>2</sup> with a net useable office area of some 6,400 ft<sup>2</sup>.

The office accommodation provided is of a very high quality with a passenger lift providing access to all floors.

Each floor has the benefit of male and female WCs together with kitchen facilities and provides a range of open plan and cellular offices.

## **Assessment**

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The unit is entered on the rating list at a rateable value of £38,500.

Rates payable 2020/2021: 49.9p in the £

## **EPC**

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The Energy Performance Asset rating is Band D78. A full copy of the EPC is available at [www.ndepcregister.com](http://www.ndepcregister.com)

## **Services**

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All mains services are connected. The property has the benefit of gas fired central heating.

## **Tenure**

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The property is freehold.

## **Money Laundering**

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

## **Rental Income**

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The property is currently let to Mattioli Woods plc on a standard FRI lease expiring in June 2022 at a current rental of £62,000 per annum exclusive.

## **Planning**

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Currently used for office purposes, the property is considered suitable for residential conversion.

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

## **Purchase Price**

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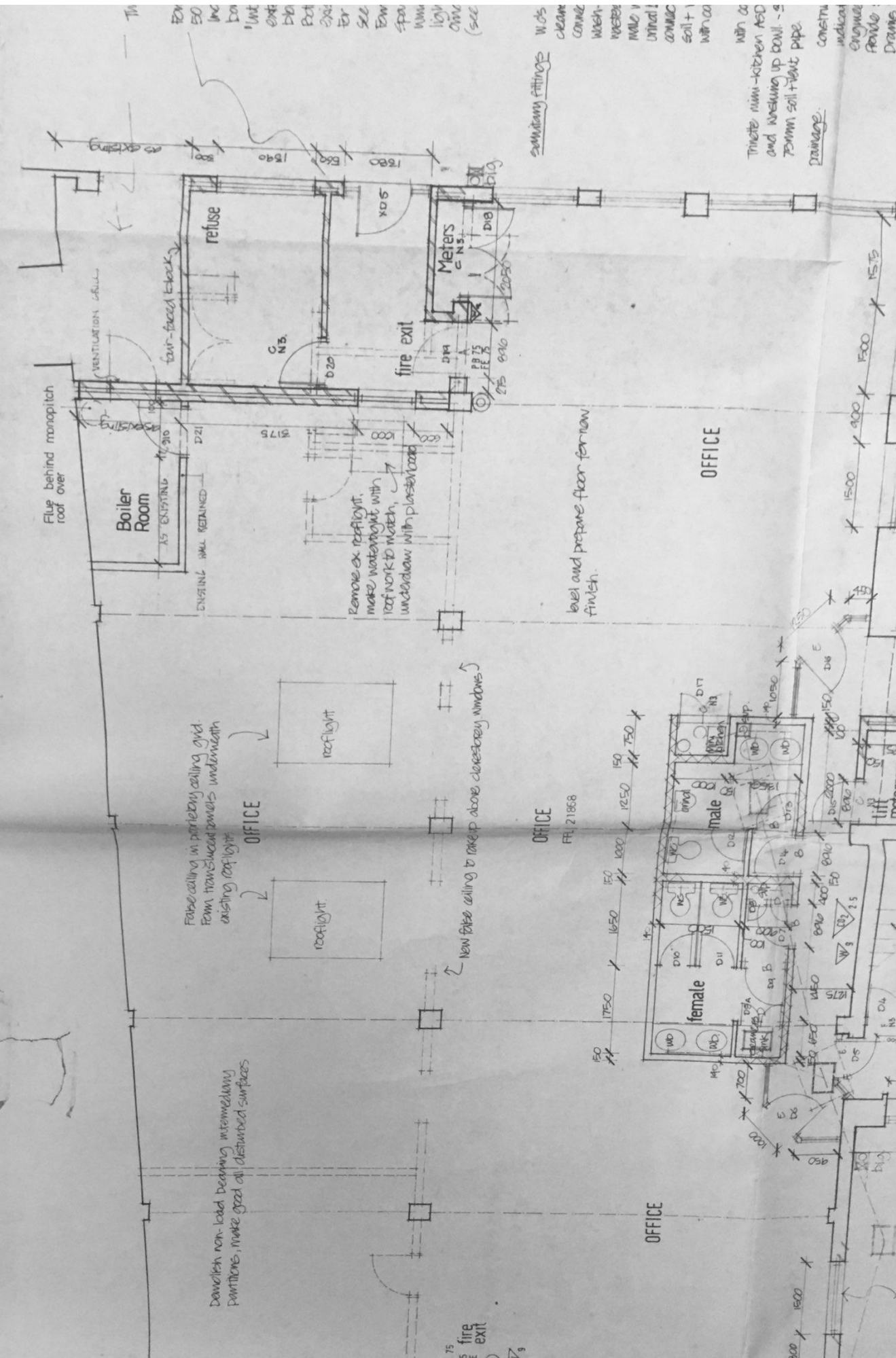
We are instructed to invite offers around £750,000 for the freehold interest, subject to the current tenancy to Mattioli Woods plc.

## **Viewing**

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Strictly by appointment through the joint agents HDAK.  
Telephone: 01772 652652 or e-mail: [reception@hdak.co.uk](mailto:reception@hdak.co.uk)  
or Garside Waddingham on 01772 201117





Flue behind monopitch roof over

Boiler Room

Remove ex. rooflight. make watertight with 1200 work to match. window with plastic wood

Office

Office

New false ceiling to take up above cloakroom windows

Office

FR 21868

Office

Office

female

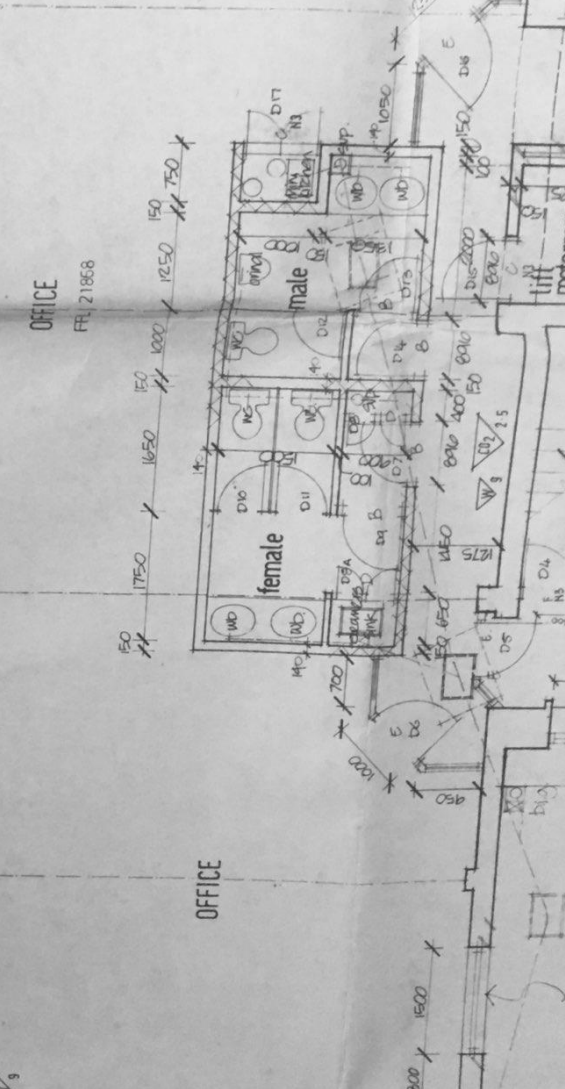
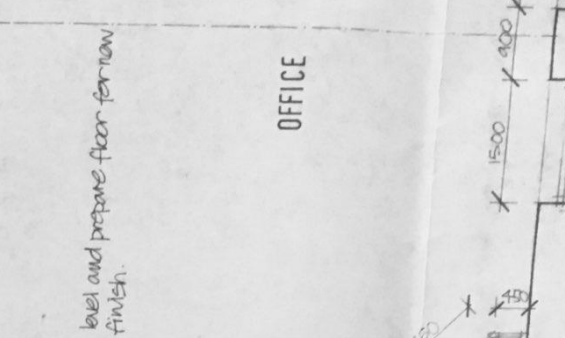
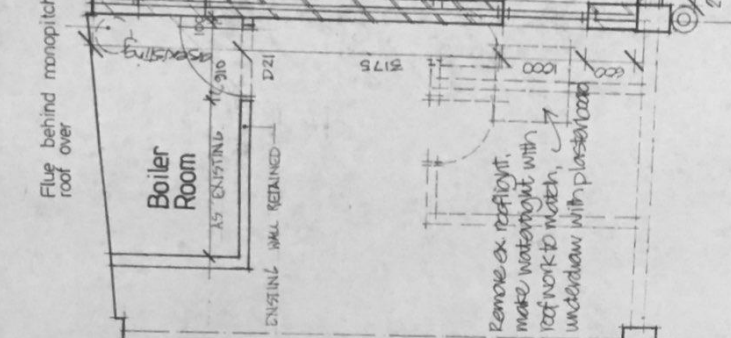
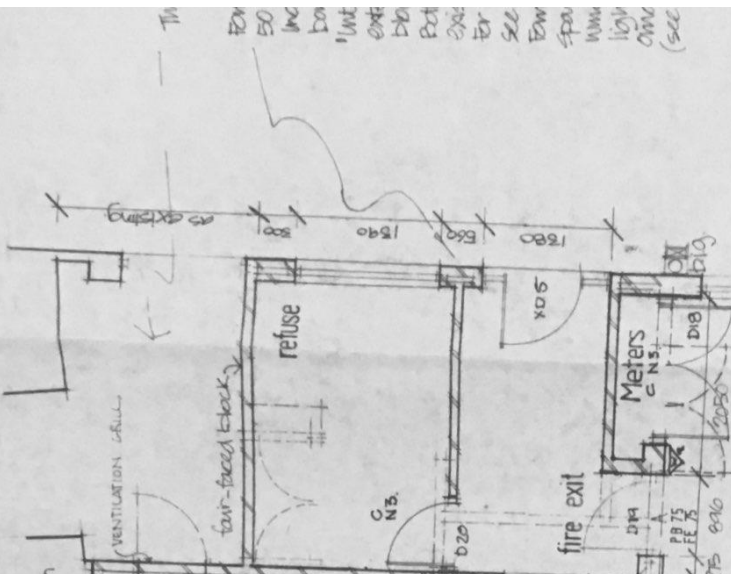
male

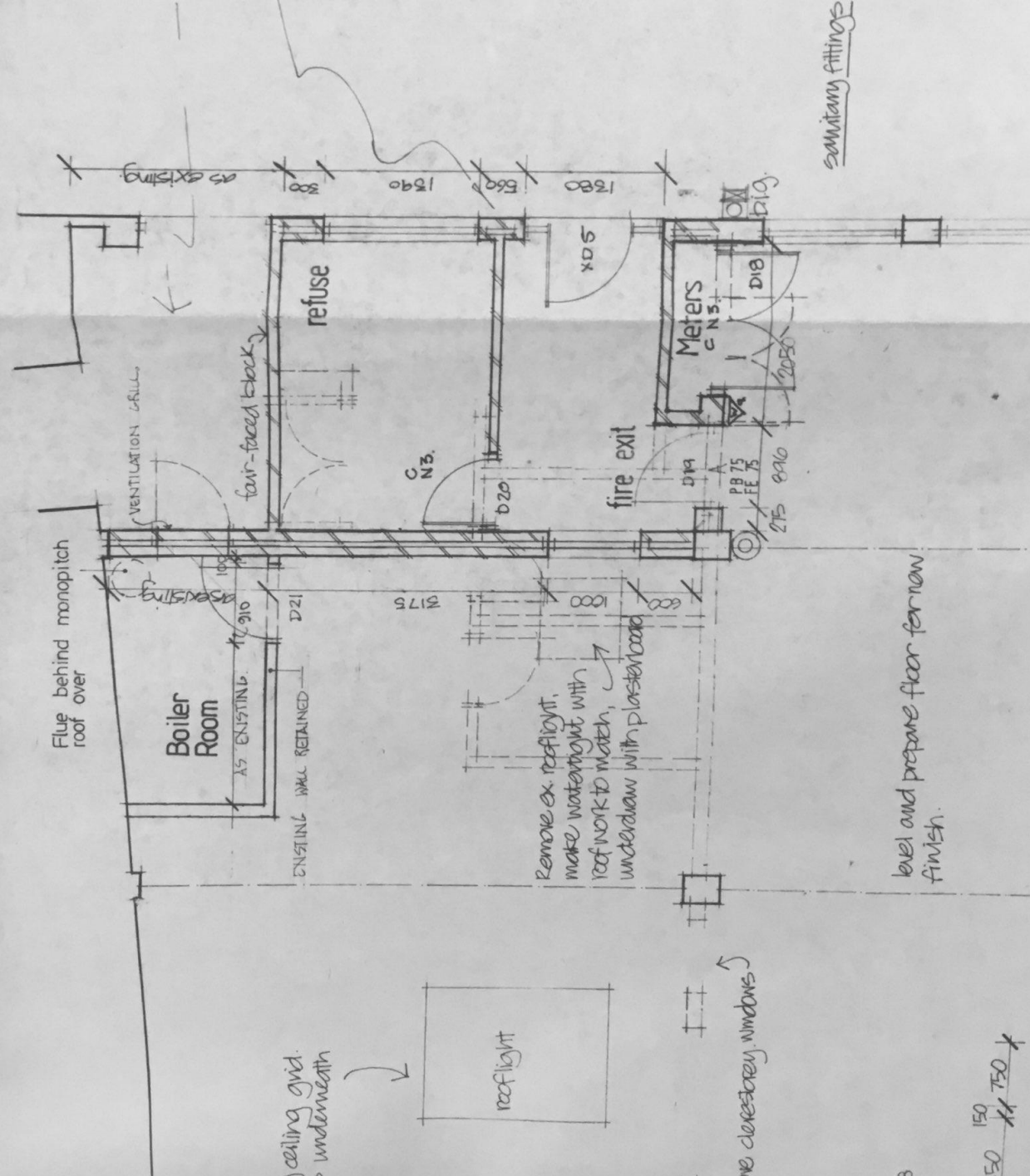
Office

Demolish non-load bearing intermediate partitions. make good all disturbed surfaces

sanitary fittings

- W.D.s
- clean
- connex
- wash
- water
- INDU V
- UNITED
- COMM
- SOIL +
- WIND
- with a
- Trinette mini-kitchen ASD
- and making up bowl - s
- 70mm soil + vent pipe
- Drainage.
- CONSTR
- MECHAN
- ENGINE
- FRIDGE
- DRAWING





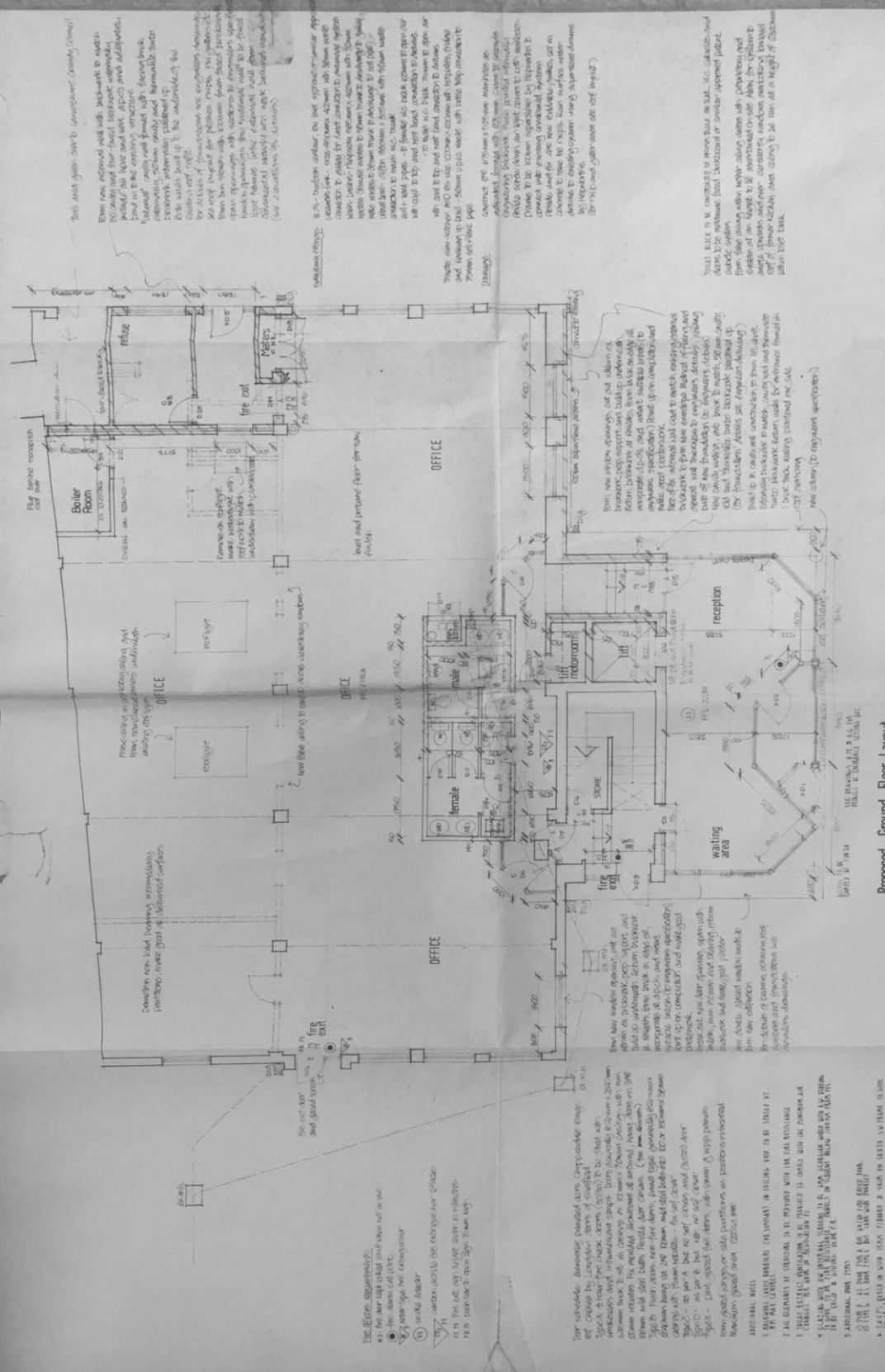
This area given over to Lancashire Co

Form new external wall with brickwork 50 cavity and fair-faced brickwork interlock all noise and vent pipes and bond in to the existing structure.

'Internal' cavity wall formed with facing externally, 50mm cavity and thermal brickwork internally plastered up. Both walls built up to the underside of existing roof soffit.

For details of foundations see engineer's report for pitches ramps, etc. Form bin stores with 100mm fair-faced span openings with sections to end window openings form 'internal wall' light frames. In the external wall ornamental wrought iron work below (see elevations for details).

W/ds - twinford's centaur, low level syphonic cleaners sink - size 450mm x 400mm with 3" connection to gully for direct connection to drain wash-basins - rhapsody 585mm x 420mm w/water. (female wastes to 38mm trunk to drain) male wastes to 38mm trunk to discharge to soil orinal bowl - cliffon 330mm x 225mm



**UNIT H Winkley Square Development**

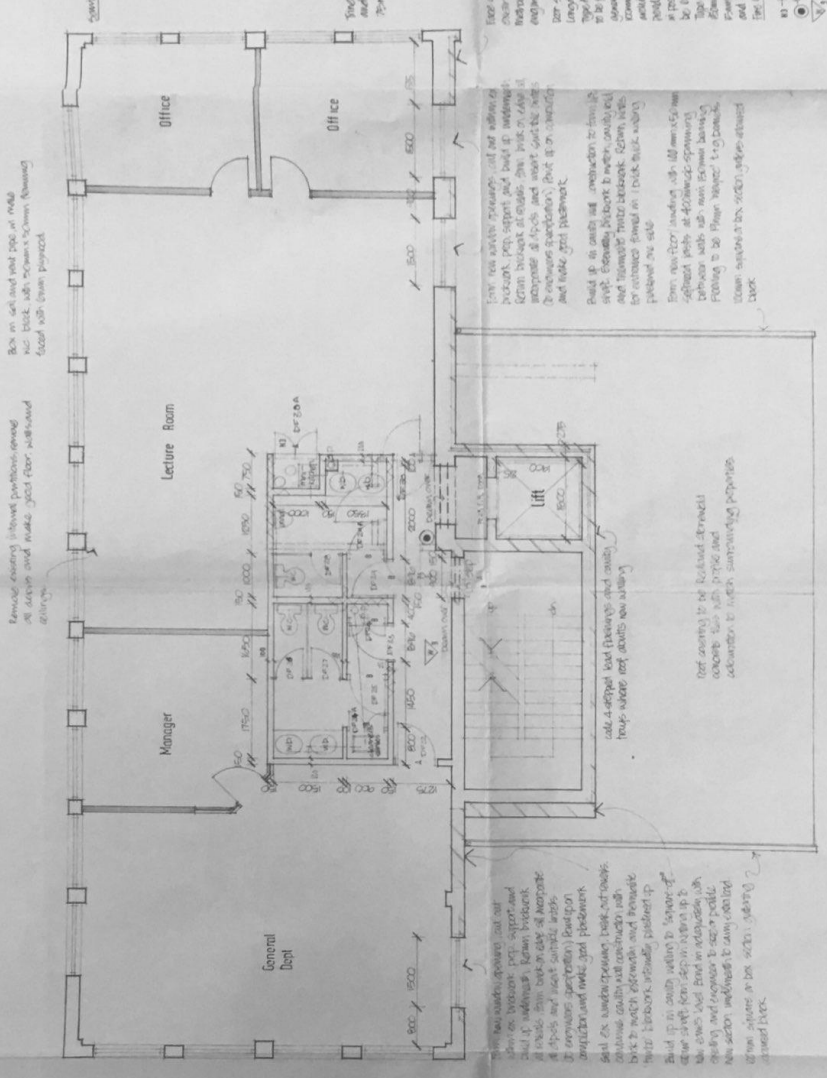
**CONSTRUCTION**

**PROPOSED REFURBISHMENT**

**CASSIDY & ASHTON PARTNERSHIP**

**Architect**

**100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000**



1. Provide steel reinforcement in concrete slab to support steel beams. Use 4" depth steel plate (see notes) to support steel beams.

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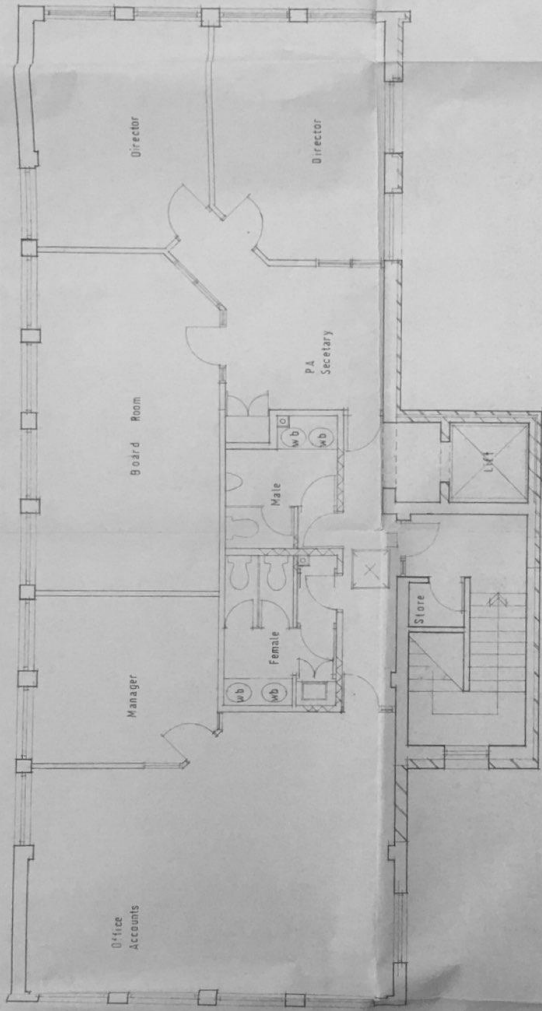
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UNIT H Winckley Square Development  
 PROPOSED REFURBISHMENT  
 CASSIDY & ASHTON PARTNERSHIP  
 ARCHITECTS

Proposed First Floor Layout

UNIT H Winckley Square Development  
 PROPOSED REFURBISHMENT  
 CASSIDY & ASHTON PARTNERSHIP  
 ARCHITECTS

UNIT H Winckley Square Development  
 PROPOSED REFURBISHMENT  
 CASSIDY & ASHTON PARTNERSHIP  
 ARCHITECTS



Name: Unit H, Windley Square		Cont'n Const.	
Second Floor Plan		Sheet: 8.98	2625/1119
		Scale: 1/50	
<b>CASSIDY &amp; ASHTON PARTNERSHIP</b>			
(Incorporated in the State of New York)		Architects	



