



Historic photographs

FOR SALE or TO LET 8 LONGWORTH STREET PRESTON PR1 5EJ

6,200 ft² / 576 m² Warehouse/Light Industrial and Office premises with secured gated yard

- Arranged in three buildings, providing excellent workshop, warehouse and storage facilities with ancillary office accommodation
- Popular commercial locality close to many national companies, including Screwfix, B&M Bargains, Tetrad plc and SafeStore
- Within easy reach of Preston City Centre and the motorway network at Junc 31 of the M6

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

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Location

Situated on Longworth Street, just off Ribbleton Lane, close to the Guild Trading Estate.

A popular commercial locality where many national firms are represented, including Screwfix, B&M Bargains, Tetrad plc and SafeStore.

Within easy reach of Preston City Centre and the motorway network at Junc 31 of the M6.

Description

The premises are arranged in three buildings providing a good combination of workshop, warehouse, storage and office facilities.

Accessed from Longworth Street, set within a secure gated yard.

Accommodation

Two-storey workshop/storage building with office facilities:

providing workshop/storage facilities to the ground floor and office accommodation to the first floor, together with kitchen and WC facilities.

Gross internal floor area: 2,920 sq ft

Single-storey workshop/storage building:

with electric roller shutter access door, concrete floor under a new mono pitch insulated clad roof.

Gross internal floor area: 762 sq ft

Single-store warehouse/light industrial/storage facility:

With roller shutter access door to the front elevation and sliding door access to the rear.

Gross internal floor area: 2,518 sq ft

Total gross internal floor area: **6,200 sq ft**

Assessment

The unit is entered on the rating list at a rateable value of £12,750.

Rates payable 2020/2021: 49.9p in the £

EPC

A copy of the EPC will be made available.

Planning

The premises have been used for a variety of B1 (Business) and B8 (Storage & Distribution) uses and are considered suitable for a variety of business use.

Interested parties are advised to make their own enquiries of Preston City Council Planning Dept on 01772 906912.

Lease and Rental

The premises are available on a three-year lease, or multiples thereof, upon full repairing and insuring terms at a rental of £25,000 per annum, exclusive of rates, and payable quarterly in advance by standing order.

Consideration will be given to the letting of each individual unit. Full details on application.

Price

£295,000 (two hundred and ninety five thousand pounds) in respect of the Freehold interest, with full vacant possession.

Legal Costs

Each party is 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