



**FOR SALE SOVEREIGN HOUSE NEWSOME STREET LEYLAND
PRESTON PR25 2SY**

1,142 ft² / 106 m² Detached Showroom and Workshop Premises

- Substantial premises in good order throughout
- Just off Hough Lane, the prime shopping thoroughfare of Leyland
- Versatile accommodation considered suitable for a wide variety of uses

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

01772 652652

Location

Situated in the centre of Leyland fronting Newsome Street close to its junction with Hough Lane, the town's main shopping street.

Description

A detached single-storey building constructed on a steel frame with brick walls under a pitched and insulated profiled clad roof.

Previously used as a showroom with rear workshop facilities, the property could readily be adapted to suit a particular occupier's needs.

Accommodation

The property has a gross internal floor area of approximately 1,142 ft².

Internal width 21 ft 3 in and a maximum depth of 53 ft 9 in.

The front showroom has a suspended ceiling with inset lighting and an aluminium shop front.

The rear workshop incorporates kitchen and WC facilities together with a storage room with gas fired boiler.

Services

All main services are connected. The property has the benefit of gas fired central heating to the front showroom. The property is fully alarmed.

Assessment

The property is entered on the Rating List at a rateable value of £4,550.

Rates Payable 2023/24: 49.9p in the £

Small business rate relief may be available.

EPC

The Energy Performance Asset rating is Band E102. A full copy of the EPC is available at www.epcregister.com.

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

The premises are understood to have an established use within Class E of the Use Classes Order 2020.

Considered suitable for a wide variety of retail, light industrial or office uses.

Interested parties should make their own enquiries of South Ribble Borough Council Planning Department on 01772 625586.

Purchase Price

Offers around £150,000 are invited for the freehold interest with full vacant possession.

Costs

Each party are to be responsible for their own legal and professional costs involved in the transaction.

Viewing

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