



**FOR SALE UNITS 1-5 TERRACE STREET OFF RIBBLETON LANE
PRESTON PR1 5LJ**

4,464 ft² / 415 m² Warehouse/light industrial premises together with container storage of 800 ft²/ 74 m²

- Well located just off Ribbleton Lane within easy reach of Preston City Centre and the motorway network at junction 31 M6
- Secure fully fenced complex suitable for owner occupation or letting as individual units
- On site CCTV and external PIR lighting

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

01772 652652

Location

The premises are situated just off Ribbleton Lane, readily identified on the attached aerial photograph.

A popular commercial locality with nearby users including Howdens Timber, Screwfix, B&M Bargains, Tetrad etc.

Description

A small complex of warehouse/light industrial units arranged in 5 buildings together with additional container storage facilities.

The units are constructed on steel portal frames with concrete floors, roller shutter loading facilities and each unit is separately alarmed.

Accommodation

The total gross useable floor area extends to approximately 4,464 sq ft arranged as under:

| | |
|---------|-----------------------|
| Unit 1: | 747 ft ² |
| Unit 2: | 532 ft ² |
| Unit 3: | 1,657 ft ² |
| Unit 4: | 792 ft ² |
| Unit 5: | 736 ft ² |

Within the yard area, there is a WC and wash basin block providing communal facilities.

Services

Mains electricity and water are connected including a 3-phase power supply. Burglar alarm systems to each unit. External CCTV and PIR lighting.

EPC

A copy of the EPC will be made available from the agent's office.

Assessment

The unit is entered on the rating list at a rateable value of £8,600.

Rates payable 2020/2021: 49.9p in the £

Planning

Previously used as a salvage yard, the premises are considered suitable for B1 (light industrial), B2 (general industrial) and B8 (storage and distribution) uses.

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

Price

Offers are invited for around £250,000 for the freehold interest with full vacant possession.

Viewing

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

TERRACE STREET, RIBBLETON LANE, PRESTON



For identification purposes only

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