



FOR SALE 12 ORCHARD STREET PRESTON PR1 2EN

1,130 ft² / 105m² City centre retail premises with potential flat accommodation to upper floors

- Occupying an excellent position in the heart of Preston City Centre
- Adjacent to Greggs and other national retailers, close to the newly developed Animate leisure scheme
- Two upper floors which could provide flat accommodation with access from the rear of the property

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

01772 652652

Location

Occupying an excellent position on Orchard Street, in the heart of Preston City Centre. Orchard Street is a busy thoroughfare, linking the open market, the Animate leisure complex and St George's Shopping Centre.

Description

A mid terraced property, arranged over ground, first and second floors.

The ground floor provides open plan retail accommodation, with the upper floors providing office and storage facilities, which would readily convert to flat accommodation.

The sales shop has an internal width of 13 ft 3 in and an overall depth of 33 ft 7 in, together with a small cold store 5 ft 10 in x 7 ft 0 in.

Two upper floors provide storage and office facilities, together with kitchen and WC.

The property has access to the rear to a shared lobby and separate private access could readily be provided to the upper floors.

Total net usable floor space over the three floors is approximately 1,130 sq ft.

Assessment

The property is entered on the rating list at a rateable value of £15,000.

Rates payable 2026/2027: 38.2p in the £

Tenure

The property is understood to be freehold.

EPC

The Energy Performance Asset rating is Band F141. A full copy of the EPC is available at www.ndepcregister.com

Planning

The premises have been used for many years for the retail sale of fruit and vegetables but are considered suitable for a wide variety of other retail uses, including possibly hot food takeaway.

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

Money Laundering

In accordance with money laundering regulations, two forms of identification and confirmation of the source of funding will be required.

Purchase Price

Offers in excess of £250,000 are invited 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