



## **FOR SALE 3 BRIERLEY STREET PRESTON PR2 2AU**

988 ft<sup>2</sup> / 92 m<sup>2</sup> Workshop, storage and office premises available with vacant possession or as an investment property, subject to current occupation.

- Purpose-built premises constructed in the late 1990's
- Prominently located just off Aqueduct Street in a well-established commercial locality
- Secure premises with shutters to ground floor door and windows, and intruder alarm system

**B2 Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

**01772 652652**

### **Location**

The property is prominently located on the corner of Inkerman Street and Brierley Street, just off Aqueduct Street, within a popular commercial locality.

Within easy reach of the A6 Garstang Road and the A5085 Fylde Road.

### **Description**

A purpose-built two-storey workshop and office facility with a single-storey garage to the front, accessed via a roller shutter door.

Constructed to a good standard, benefiting from uPVC double-glazed windows, gas fired central heating and intruder alarm system.

### **Accommodation**

Approx gross internal floor areas as under:

|                       |           |
|-----------------------|-----------|
| Ground Floor Garage   | 222 sq ft |
| Ground Floor Workshop | 420 sq ft |
| First Floor Offices   | 346 sq ft |

The offices to the first floor incorporate a kitchen facility, together with WC and washbasin. The wall mounted gas fired central heating boiler is within the workshop area, together with additional WC and washbasin facilities.

### **Assessment**

The premises are entered onto the rating list at a rateable value of £5,600.

Rates Payable 2024/2025: 49.9p in the £

### **Planning**

Currently used for office and storage purposes, the premises are considered suitable for a wide variety of B1 business and B8 storage and solution uses.

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

### **Tenancy**

The premises are currently occupied by the vendors who are prepared to enter into a 3 year full repairing and insuring lease at a rental of £10,000 per annum.

The tenant will be a limited company but a Director will offer a personal guarantee.

### **EPC**

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

### **Price**

The property is available with full vacant possession at an asking price of £150,000.

Alternatively, the vendors will sell the freehold and enter into the 3 year lease as detailed above.

### **Legal Costs**

Each party are 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](mailto:reception@hdak.co.uk)