



FOR SALE CRESCENT HOUSE, 2-6 SANDY LANE, LEYLAND PR25 2EB

3,412 ft² / 317 m² Well proportioned office premises in prominent edge of town location

- Substantial two storey premises adapted from three former terraced houses extended some years ago
- Considered suitable for continued office use or residential development
- Plans attached to the particulars illustrate the current layout of the property

Location

Occupying a prominent edge of town centre location on the edge of the Sandy Lane conservation area.

The property is within a short walking distance of Leyland town centre and the large Tesco supermarket providing extensive free car parking.

Adjacent to Balcarres Road, which provides easy access to the M6 motorway via Turpin Green Lane and Leyland Way.

Description

Originally three substantial terraced houses, adapted and extended over the years to provide two storey office accommodation.

Previously used as a serviced office centre with tenants renting rooms on a fully inclusive basis with the landlord maintaining the building and providing cleaning, provision of electricity etc. but full vacant possession now available.

Accommodation

The net internal area extends to approximately 3,412 sq ft.

Plans attached to this brochure illustrate the current layout to both ground and first floors.

The property lends itself for use as a serviced office facility or possible office owner occupation, whether that be the whole building or part of it with the balance let off or redevelopment into some form of residential scheme, such as apartments or HMO.

Assessment

Each individual office room is separately assessed for rating purposes, however a new single assessment will be made.

EPC

The Energy Performance Asset rating is Band D87. A full copy of the EPC is available at www.ndepcregister.com

Planning

Currently used for Class E office purposes, the premises are considered suitable for residential conversion. Interested parties are advised to make their own enquiries of South Ribble Borough Council Planning Department on Tel: 01772 625625

Services

The property is connected to the mains supply of electricity, drainage and water. Both intruder and fire alarm systems have been installed.

Tenure

The property is held freehold.

Money Laundering

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

Purchase Price

The freehold interest in the property is available at an asking price of £250,000 with full vacant possession.

Legal Costs

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

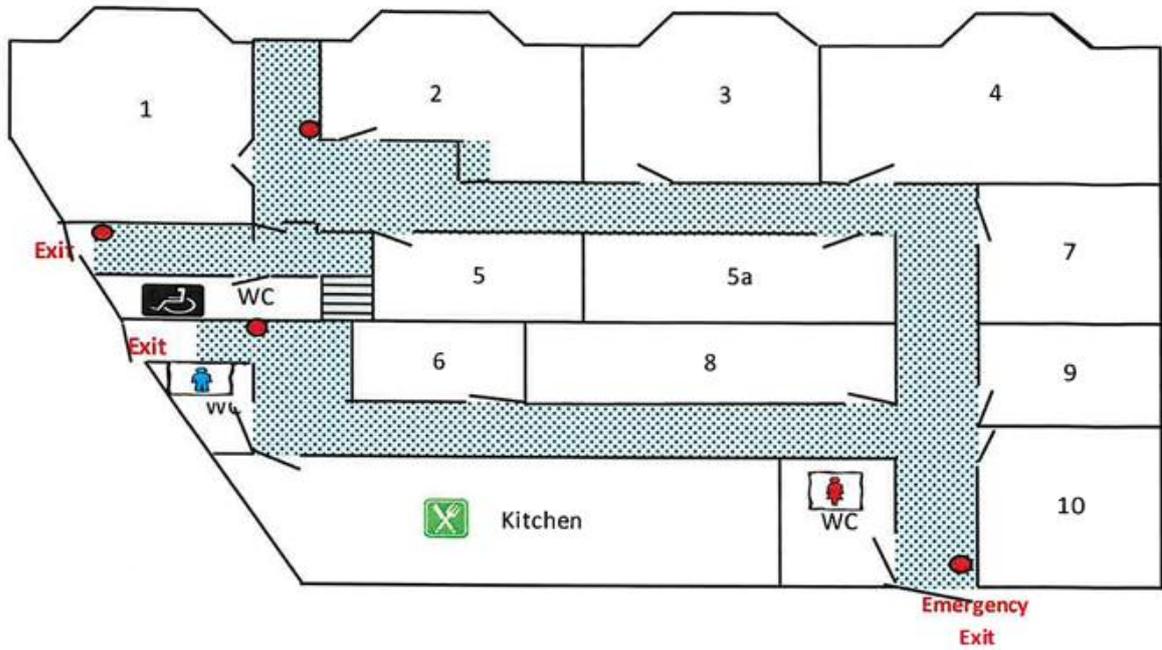
Viewing

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

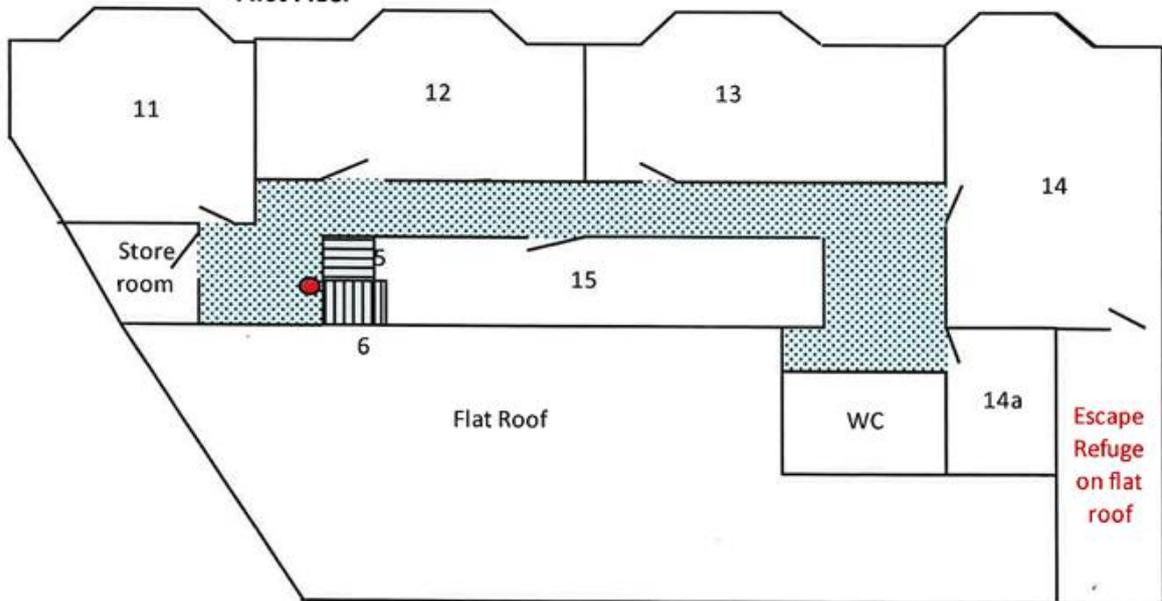
Crescent House

Sandy Lane

Ground Floor



First Floor



● Call point

CRESCENT HOUSE, SANDY LANE, LEYLAND PR25 2EB

