

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

3,412 ft<sup>2</sup> / 317 m<sup>2</sup> Well proportioned office premises currently operating as a serviced office centre

- Substantial two storey premises adapted from three former terraced houses extended some years ago
- Considered suitable for continued investment use, office owner occupation or conversion to flats/HMO
- Plans attached to the particulars illustrate the current layout of the property

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

**01772 652652**

### ***Location***

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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***

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

Currently occupied 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.

### ***Accommodation***

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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 continued serviced office use, 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***

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Each individual office room is separately assessed for rating purposes with the various tenants enjoying small business rate relief. Full details on application.

### ***Tenancies***

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Currently nine of the rooms are let producing a gross income in excess of £34,000 for the year. It is anticipated that if all rooms were let, gross income would be in excess of £75,000 for the year.

### ***EPC***

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

### ***Planning***

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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***

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

### ***Tenure***

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The property is held freehold.

### ***Money Laundering***

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

### ***Purchase Price***

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Offers are invited in excess of £300,000 in respect of the freehold interest.

### ***Legal Costs***

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

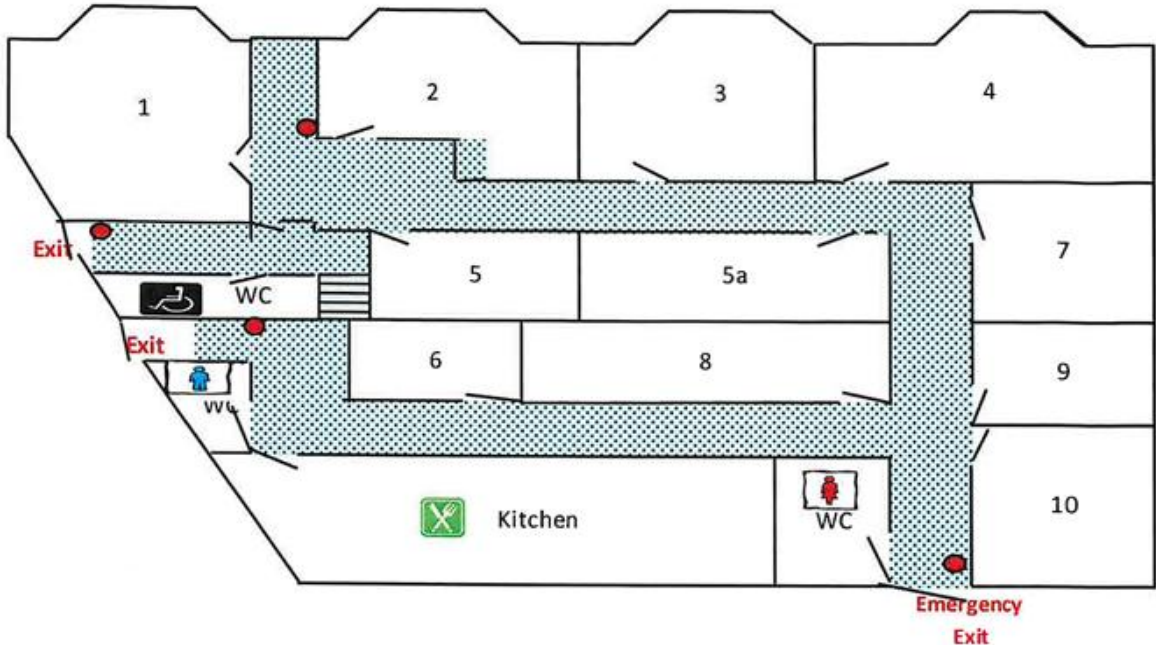
### ***Viewing***

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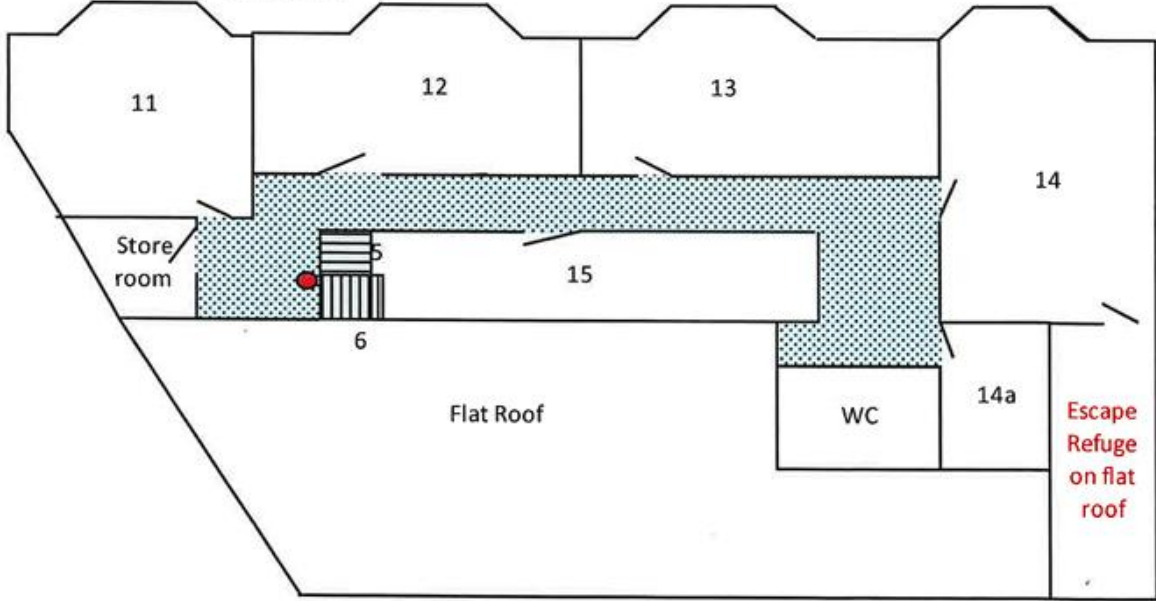
Strictly by appointment through the agents HDAK.  
Telephone: 01772 652652 or e-mail: [reception@hdak.co.uk](mailto:reception@hdak.co.uk)

**Crescent House**  
Sandy Lane

**Ground Floor**



**First Floor**



● Call point

Escape  
Refuge  
on flat  
roof

## **Crescent House Offices**

### **Ground Floor**

<b>Office</b>	<b>Size Approx (Sq Ft)</b>	<b>Rent PCM</b>
1	216	450.00
2	150	260.00
3	196	400.00
4	313	620.00
5	105	180.00
5a	190	390.00
6	72	140.00
7	178	223.00
8	140	245.00
9	125	170.00
10	193	340.00

### **First Floor**

<b>Office</b>	<b>Size Approx (Sq Ft)</b>	<b>Rent PCM</b>
11	214	420.00
12	210	375.00
13	239	425.75
14	480	940.00
14a	131	240.00
15	260	500.00



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