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**FOR
SALE**



ATTRACTIVE INVESTMENT OPPORTUNITY

204.6 m² (2,201.9 ft²)

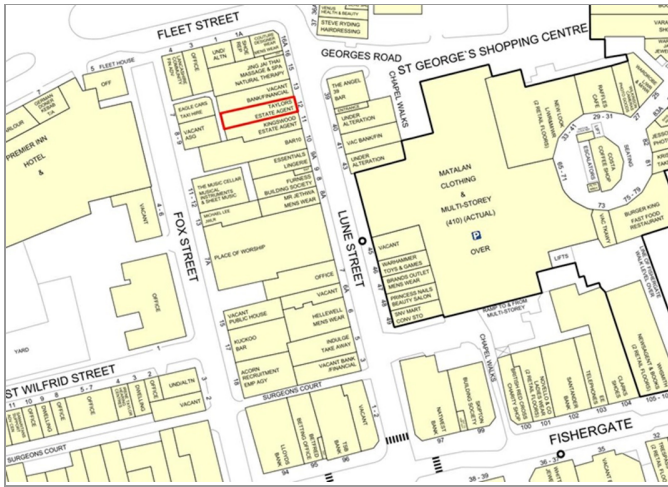
**12 Lune Street
Preston
PR1 2NL**

- Freehold
- City Centre Location
- Fully Let Investment Property

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Location

The property is situated in a prominent position fronting Lune Street opposite the St Georges Shopping Centre and close to its junction with Fishergate, Preston's prime retail location.

Lune Street is a significant vehicular and pedestrian thoroughfare linking Ringway with Fishergate and accommodates a range of retailers and service providers as well as affording direct access into the St George's centre through Matalan.

Description

The subject premises comprise a three storey, mid-terraced building of conventional brickwork construction which has also recently been subject to re-roofing works.

Internally, the ground, lower ground floor and basement are occupied by an estate/letting agency business with the ground floor being well-fitted in keeping with this use and the lower ground floor providing ancillary office accommodation together with kitchen and male and female WC facilities. The basement provides accessible storage accommodation.

A shared entrance lobby from Lune Street provides entry to both parts of the building and staircase access is provided to the first and second floors. These are currently occupied as a hair and beauty salon with treatment rooms on both first and second floors which are again fitted in keeping with their present use. A kitchen and WC facility are provided at first floor level.

Accommodation

The property extends to the following approximate Net Internal Areas (NIA):

	m ²	ft ²
Ground & Lower Ground Floors	71.64	771.1
Basement	52.46	564.7
First & Second Floors	80.46	866.1
Total NIA	204.56	2,201.9

Services

It is understood that the property benefits from mains connections to gas, electricity, water and drainage.

Rateable Value

According to the VOA's rating list the premises have the following rateable values:

Ground, Lower Ground and Basement	£5,200
First and Second Floors	£6,100

Interested parties should make their own enquiries of the local rating authority (www.preston.gov.uk).

Planning

It is understood the premises benefit from an established use within Class E of the Town and Country Planning (Use Classes Order) 1987 (As Amended). We also understand that the property falls within the Winckley Square conservation area.

Interested parties should make their own separate enquiries of the planning department at Preston City Council.

Tenure

Freehold.

Tenancies

The ground, lower ground floors and basement are let by way of an 8 year lease with effect from 20th November 2018 granted to Taylor Made Property Management Limited at a rental of £15,000 per annum exclusive. It is understood that the 2021 rent review has not been implemented. We understand, however, that terms for a new lease are currently under discussion due to a restructure of the existing tenant's business.

The first and second floors are let to Flora Beauty Limited (subject to guarantee by Flora Zsilinszki) for a term of 3 years from 8th December 2021 at an annual rent of £5,750 exclusive.

Both leases are granted on effective full repairing and insuring terms.

Energy Performance Certificate

12 Lune Street PRESTON PR1 2NE	Energy rating D	Valid until: 21 November 2028
		Certificate number: 9957 3009 0487 8998 1795

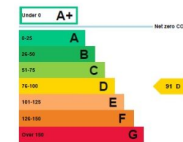
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	256 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Asking Price

Offers in the region of £250,000.

VAT

We understand that the sale price will not be subject to VAT.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

Photographs and Plans

All photographs and plans are provided within these particulars are for information purposes only and should not be relied upon.

All Enquiries

No direct approach is to be made to the tenants.

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk