

Chartered Surveyors  
Commercial Property Consultants  
Valuers

**eckersley**  
commercial property solutions

**FOR  
SALE**



## GROUND FLOOR RETAIL SHOP

78.2 m<sup>2</sup> ( 842 ft<sup>2</sup> )

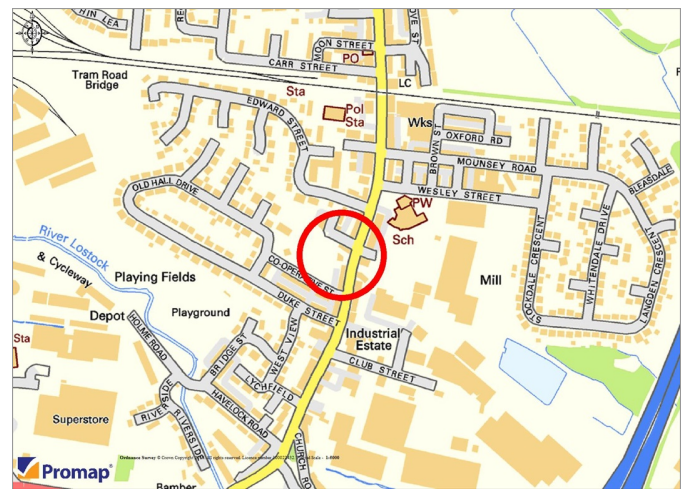
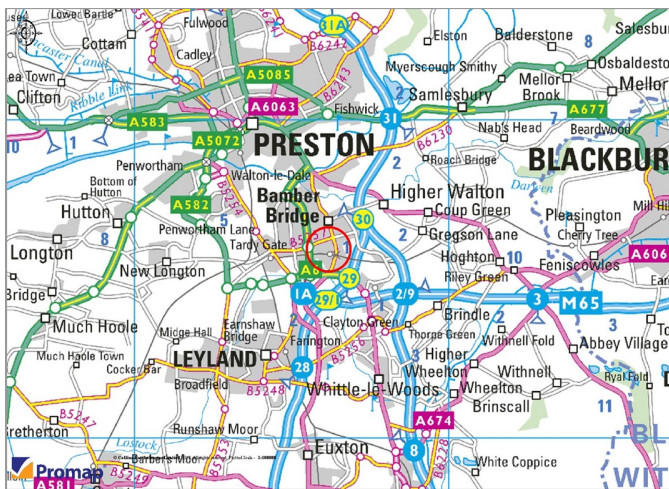
**308 Station Road  
Bamber Bridge  
Preston  
PR5 6EH**

- Prominent position
- Open plan sales accommodation
- Self contained property
- Would suit a variety of uses

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)

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 76 Church St E | lancaster@eckersleyproperty.co.uk  
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## Location

The premises are located in a prominent and visible position fronting Station Road at its junction with Smithy Street on the fringe of Bamber Bridge's district centre.

Bamber Bridge is a well established suburb of Preston lying approximately 3 miles to the south west of the City Centre.

Nearby commercial occupiers include Eco Renewals Group, Lofthouse Motor Services and Fairways Carpets.

## Description

The premises comprise the ground floor of a two storey detached property benefiting from uPVC double glazed display windows to the front elevation.

Internally the ground floor provides predominantly open plan sales accommodation together with a partitioned office/storage area and WC/kitchen facility to the rear.

On-street parking is available in close proximity to the premises

## Accommodation

The premises extend to a net internal area (NIA) of approximately 78.23 m<sup>2</sup> (842 ft<sup>2</sup>).

## Services

We believe that the premises benefit from mains connections to electricity, water and drainage.

## Rating Assessment

The premises have a Rateable Value of £8,700.

Interested parties should make their own enquiries with South Ribble Borough Council ([www.southribble.gov.uk](http://www.southribble.gov.uk)).

## Planning

We believe that the premises benefit from an established within Class E (commercial) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries with the local planning authority, South Ribble Borough Council ([www.southribble.gov.uk](http://www.southribble.gov.uk)).

## Tenure

We understand that the property is held on a long leasehold basis under the remainder of a 999 year lease from 29th August 1990 at peppercorn rental. The long leaseholder is liable to contribute towards the costs of maintaining and repairing the external building fabric.

## Asking Price

Offers in the region of £125,000.

## Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation.

## Energy Performance Certificate

Hamiltons Flat 305 Station Road Bamber Bridge PRESTON PR5 6EH	Energy rating <b>D</b>	Valid until: 31 October 2028 Certificate number: 6233-2006-1930-8790-9603
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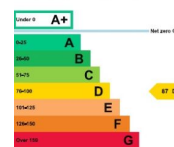
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	78 square metres

### 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.

## VAT

All prices are quoted exclusive of, but will be subject to, VAT at the standard rate.

## 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.

## Enquiries

Please contact the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: [preston@eckersleyproperty.co.uk](mailto:preston@eckersleyproperty.co.uk)