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**FOR
SALE**



ATTRACTIVE SELF-CONTAINED OFFICES

116.1 m² (1,250 ft²)

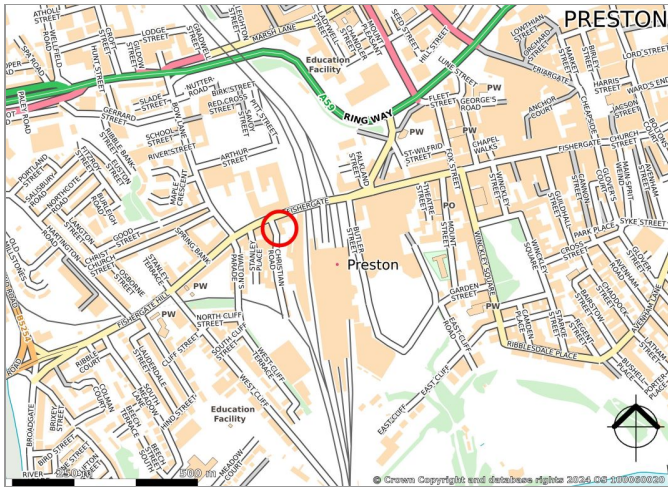
**5 Fishergate Court
Preston
PR1 8QF**

- City Centre Location
- On-Site Car Parking
- Self-Contained Accommodation

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Location

The premises are situated at the junction of Fishergate Hill and Christian Road, adjacent to Preston Railway Station. The location offers easy access to Fishergate, Preston's main retail thoroughfare and also Winckley Square, the main professional district.

Description

The building forms part of an attractive development of self contained offices, constructed in the 1990s.

The accommodation comprises offices over three floors with staff kitchen and accessible WC facilities at ground level. Additional WC facilities are provided on the second floor. The premises benefit from gas-fired central heating and are carpeted and decorated to a good standard throughout.

Externally, up to 4 car parking spaces are provided in the undercroft of the building which can also be used for storage purposes. The undercroft is accessed from the rear surfaced car park, with entry from Christian Road, where an additional 2 designated spaces are located.

Accommodation

The property extends to the following approximate internal areas:

	m ²	ft ²
Ground Floor	38.80	418
First Floor	40.26	433
Second Floor	37.04	399
Total NIA	116.10	1,250
Undercroft (GIA)	68.03	732

Services

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

Rating Assessment

The premises have a rateable value of £14,500.

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

Planning

The property has an established use within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Tenure

Freehold.

Service Charge

It is understood a service charge is payable towards the upkeep and maintenance of common areas.

Asking Price

Offers in the region of £170,000.

VAT

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

Photographs and Plans

All photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Energy Performance Certificate

Energy performance certificate (EPC)		
5 Fishergate Court Fishergate PRESTON PR1 3JP	Energy rating E	Valid until 24 February 2034
		Certificate number: GB35 5194-8987-0295-8707

Property type	Offices and Workshop Businesses
Total floor area	154 square metres

Rules on letting this property

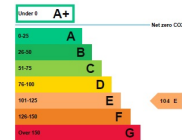
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.

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.



Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

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.

All Enquiries

Please contact the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman/Harry Holden

Email: preston@eckersleyproperty.co.uk