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## SUBSTANTIAL HOTEL PROPERTY SUITABLE FOR A VARIETY OF USES (S.T.P.)

877.5 m<sup>2</sup> ( 9,445 ft<sup>2</sup> )

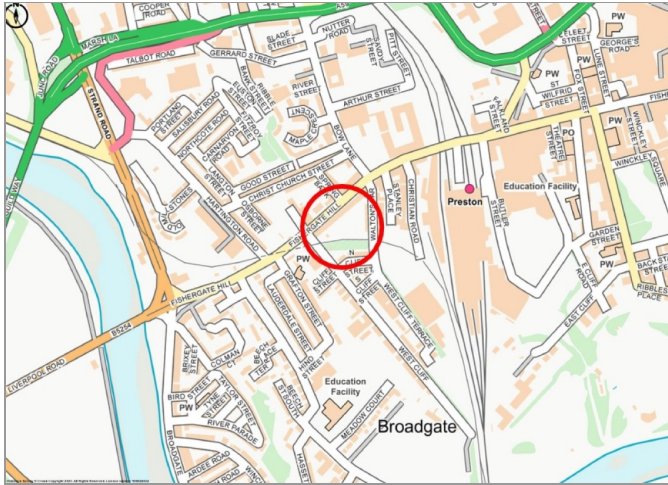
**Ashwood Hotel**  
**11-13 Fishergate Hill**  
**Preston**  
**PR1 8JB**

- Substantial freehold opportunity
- Prominently situated close to Preston City Centre and Railway Station
- Large garden extending to approximately 4,500 sq ft
- Suitable for alternative uses (s.t.p)

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## Location

The premises are prominently situated fronting Fishergate Hill lying circa 250 metres from the Preston central main line railway station which in turn leads to Preston's main shopping high Street, Fishergate.

The location provides easy access to the south of Preston as well as Ringway (A59) which links with all of the City's major thoroughfares.

## Description

The property is an imposing mid-terraced property formerly comprising 4 separate dwellings which have been interconnected and reconfigured for the purposes of a hotel. The building is of traditional brick construction beneath pitched slate roof providing a total of 26 rooms over ground, first and second floor in addition to a lower ground floor level which includes a 2 bedroom owners apartment together with additional storage accommodation.

Externally, to the front elevation is an area of hardstanding providing approximately 7 parking spaces, whilst to the rear is a good-sized garden offering circa 4,500 sq ft of external space.

## Accommodation

We have estimated the gross internal floor areas as follows:

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	238.38	2,566
First Floor	238.38	2,566
Second Floor	238.38	2,566
Basement	162.32	1,747
<b>Total</b>	<b>877.46</b>	<b>9,445</b>

## Services

The premises generally benefit from mains electricity, gas, water and drainage with heating via 2 gas fired boilers.

## Rating Assessment

The property has have a Rateable Value of £12,000. The residential flat is within Council Tax Band "B".

Interested parties should however, make their own direct enquiries of the local rating authority, Preston City Council ([www.preston.gov.uk](http://www.preston.gov.uk)).

## Planning

It is understood that the premises are currently being used as a hotel, falling within use class C1 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

The premises are situated within the Fishergate Hill Conservation Area. It may suit a range of alternative uses and therefore interested parties should make their own separate enquiries of the planning department at Preston City Council.

## Tenure

The property, we understand, is held freehold.

## Asking Price

Offers in the region of £675,000.

## Photographs and Plans

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

## Energy Performance Certificate

Address: 11-14 Fishergate Hill PRESTON PR1 3JB	Energy rating <b>D</b>	Valid until: 18 March 2028 Certificate number: 9251-3097-0089-0200-3895
Property type	C1 Hotels	
Total floor area	857 square metres	
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A+ to E.		
<b>Energy efficiency rating for this property</b>		
This property's current energy rating is D.		
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.		
<b>How this property compares to others</b>		
Properties similar to this one could have ratings:		
If newly built <span style="float: right;">32   B</span>		
If typical of the existing stock <span style="float: right;">94   D</span>		
Properties are given a rating from A+ (most efficient) to G (least efficient).		

## VAT

All prices quoted 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.

## Legal Costs

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

## Enquiries

Via the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Harry Holden/Mark Clarkson

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