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## PARTIALLY LET INVESTMENT OPPORTUNITY

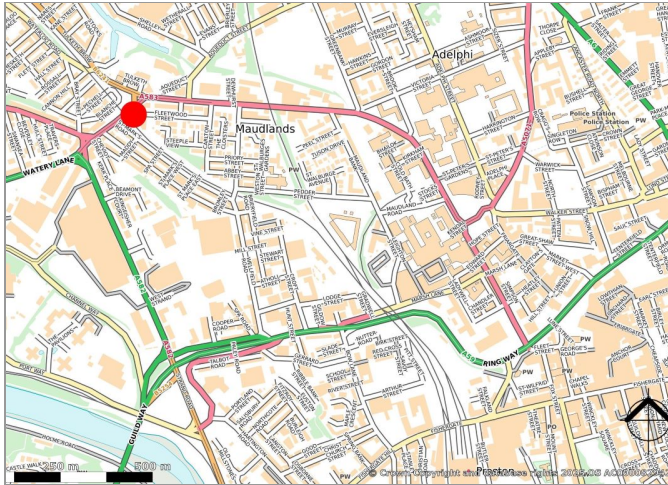
**37 & 38 Water Lane  
Preston  
PR2 2NL**

- Scope For Reconfiguration Of Upper Floor
- Asset Management Potential
- Prominent Position Fronting A583

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

**Preston office** T | 01772 883388  
 25A Winckley Square E | preston@eckersleyproperty.co.uk  
 Preston  
 PR1 3JJ

**Lancaster office** T | 01524 60524  
 76 Church St E | lancaster@eckersleyproperty.co.uk  
 Lancaster  
 LA1 1ET



## Location

The properties front Water Lane (A583), a busy vehicular route into and out of the city centre between the junctions with Fylde Road/Tulketh Brow and Strand Road approximately 1 mile to the north west of the centre of Preston.

The premises are situated within an area of mixed retail, commercial and residential land uses with nearby occupiers including New China chinese takeaway, Preston Cycles, Rhodes Furnishings and Realign Sports Therapy clinic. The main campus of the University of Central Lancashire is also located approximately ½ mile to the east of the subject premises.

## Description

The premises comprise a pair of adjacent two-storey terraced properties which accommodate two lock-up, self-contained retail units at ground floor level each providing open plan sales area together with ancillary accommodation, brew area and WC facility to the rear. 38 Water Lane is currently occupied as a hair salon with the other unit being vacant but having recently been subject to refurbishment and benefiting from a new suspended ceiling, LED lighting and being freshly plastered and decorated.

The first floor accommodates a large residential flat accessed from the front, with the two properties having been interlinked on this level, and benefits from uPVC double glazing throughout. The accommodation was previously occupied as five bedsits with communal kitchen and bathroom facilities but is currently unoccupied. This element could either be refurbished or offers the potential to be reconfigured to provide two 1 bed self-contained flats.

Externally, there is an area of enclosed land to the side which can be used for storage only and is held by way of an agreement from Network Rail at an annual fee of £437.45 inclusive of VAT. A purchaser may be able to retain the benefit of the land subject to negotiation of a new agreement with Network Rail.

## Accommodation

The property extends to the following approximate areas with the shops measured on a Net Internal Area (NIA) basis and the residential accommodation as Gross Internal Area (GIA).

	m <sup>2</sup>	ft <sup>2</sup>
37 Water Lane (NIA)	67.4	725.5
38 Water Lane (NIA)	38.1	410.1
37a Water Lane (GIA)	72.1	776.5

## Services

We understand each element of the building has mains connections to electricity, water and drainage with the upper floor also benefiting from a mains gas supply.

## Planning

It is understood that the ground floor retail units have an established use within Class E of the of the Use Classes Order 1987 (as amended) with the upper floor being used within Class C3 of the same order.

## Rating Assessments

37 Water Lane has a Rateable Value of £4,050 with that of 38 Water Lane being £4,000 and the flat having a Council Tax Assessment within Band A.

## Tenancy

38 Water Lane is occupied by way of a lease dated 27 April 2016 at a passing rental of £4,420 per annum exclusive. The lease is granted on internal repairing terms with the tenant's responsibilities extending to maintaining the doors, windows and shopfront of their premises. The tenant is presently holding over.

## Tenure

Freehold subject to the occupational lease.

## Asking Price

Offers in the region of £235,000.

## VAT

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

## Energy Performance Certificate

Energy performance certificate (EPC)																																		
37a Water Lane Adelphi On-Filable PRESTON PR1 3JL	Energy rating <b>C</b>	Valid until: 19 January 2035 Certificate number: 4535-3729-9400-8626-5296																																
Property type	Top-floor flat																																	
Total floor area	78 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-rates-rated-property-minimum-energy-efficiency-standards-and-qualifiers">guidance for landlords on the regulations and exemptions</a> <a href="https://www.gov.uk/guidance/domestic-rates-rated-property-minimum-energy-efficiency-standards-and-qualifiers">https://www.gov.uk/guidance/domestic-rates-rated-property-minimum-energy-efficiency-standards-and-qualifiers</a>																																		
<b>Energy rating and score</b>																																		
This property's energy rating is C. It has the potential to be C.		The graph shows this property's current and potential energy rating.																																
<a href="#">See how to improve this property's energy efficiency.</a>		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>69 C</td> <td>71 C</td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C	69 C	71 C	55-68	D			39-54	E			21-38	F			1-20	G			For properties in England and Wales: the average energy rating is D the average energy score is 60
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## Legal Costs

Each party will bear their own legal costs incurred in the transaction.

## Photographs and Plans

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

## 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

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