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**FOR
SALE**



RETAIL INVESTMENT OPPORTUNITY

36.5 m² (394 ft²)

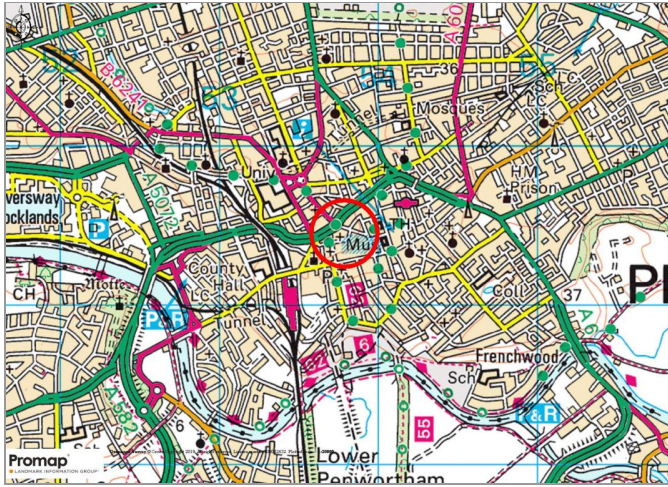
**36a Lune Street
Preston
PR1 2NN**

- Prominent position fronting Lune Street
- Good footfall and vehicle traffic
- Quality income producing retail premises
- Freehold opportunity

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Location

The property is situated in a prominent position fronting Lune Street opposite 1842 Restaurant & Bar

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 property comprises the ground and basement levels of a three-storey building of traditional brick construction beneath a pitched roof.

The shop front is timber-framed with single-pane glazed windows. On the ground floor, there is a well-proportioned reception area, along with a shop and massage room, while the basement level provides a shower, WC, an additional massage room, and a kitchenette. The premises generally benefit from LED lighting and laminate flooring throughout and are generally in good condition.

Externally, there is a shared yard area.

Accommodation

We have estimated the premises extend to the following gross internal areas:

	m ²	ft ²
Ground Floor	23.59	254
Basement	12.97	140
Total	36.56	394

Services

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

Rating Assessment

The property has a Rateable Value of £3,150.

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).

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

Tenure

Freehold.

Tenancy

The premises are let to Harmony Wellbeing Limited for a term of 10 years from 30th September 2024 at a passing rental of £7,800 per annum, exclusive, with rent reviews to open market value every 3 years.

The premises are occupied on an internal repairing and insuring basis, with the Tenant also responsible for windows, doors, and shopfront.

Asking Price

£100,000

Photographs and Plans

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

Energy Performance Certificate

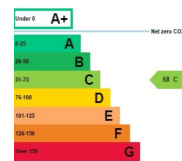
36A LUNE STREET PRESTON PR1 2NN	Energy rating C	Valid until 19 September 2031
Property type A1/A2 Retail and Financial/Professional services		Certificate number 1656-4442-8136-8989-3414
Total floor area 26 square metres		

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 C.



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.

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.

VAT

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

Enquiries

Via the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden

Email: preston@eckersleyproperty.co.uk