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**FOR  
SALE**



## SUPERB INVESTMENT OPPORTUNITY

2a, 3a & 4 William Street  
Lostock Hall  
Preston  
PR5 5RZ

- Mixed Use Income Stream
- Fully Let Investment Property
- Gross Income of £19,400 pa from February 2025
- Accessible Location

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

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## Location

Situated to the rear of Watkin Lane the property is located in the centre of LOSTOCK HALL, a popular residential suburb approximately 3 miles to the south of Preston City Centre. The premises benefit from close proximity to all amenities and are in a highly accessible location benefiting from easy access to the motorway network as well as to the railway station which is within walking distance.

## Description

The property comprises a two storey semi-detached building accommodating a self-contained lock-up retail unit at ground floor level which has a glazed frontage with roller shutter over. The premises have traded as a nail salon for many years and are fitted in keeping with this use. The shop extends to a Net Internal Area of 46.9 m<sup>2</sup> (505 ft<sup>2</sup>).

The upper floor accommodates two self-contained residential flats with 2a William Street comprising an open plan living dining kitchen together with shower room and good sized double bedroom and extending to an approximate Gross Internal Area (GIA) of 34 m<sup>2</sup> (366 ft<sup>2</sup>). 3a William Street extends to approximately 43.7 m<sup>2</sup> (480.8 ft<sup>2</sup>) GIA and has the benefit of a separate kitchen together with living room, double bedroom and shower room. In addition, there is a useful storage cupboard within the hallway.

## Services

We understand the retail unit benefits from mains connections to electricity, water and drainage. There is a single electricity supply with each flat having its own sub-meter as well as connections to water and drainage.

The property also benefits from recently installed solar panels on the roof which we are advised could produce an additional income estimated to be in the region of £800 per annum.

## Rating Assessments

The shop has a Rateable Value of £5,700 whilst the two flats have Council Tax Assessments within Band A.

## Tenure

Freehold under Registered Title no. LA756685.

Each of the flats (2a and 3a William Street) and the shop (4 William Street) are held separately by way of long leasehold interests under Registered Title nos. LA901151, LA901152 and LA249999 respectively. We understand each of the long leasehold interests are for a term of 999 years.

The freehold and long leasehold interests referred to above are included within the sale.

## Tenancies

The ground floor shop unit (4 William Street) is let by way of a 5 year lease with effect from 13th July 2021 at an annual rental of £6,500 exclusive, payable monthly in advance. The lease is granted on internal repairing terms with the tenant's liability extending to the shop front, doors and windows of the property with an obligation to contribute towards any costs incurred in maintaining the common parts.

2a William Street is let on a 12 month Assured Shorthold Tenancy Agreement with effect from 1st July 2024 at a monthly rent of £475.

3a William Street is let on the same basis with effect from 23rd February 2024 at a monthly rental of £550. A new agreement has been completed for a further 12 months with effect from 23rd February 2025 when the monthly rental will increase to £600.

## Asking Price

Offers in the region of £210,000.

## VAT

We understand the sale price will not be subject to VAT.

## Energy Performance Certificate

4 WILLIAM STREET LOSTOCK HALL PR1 3JJ		Energy rating <b>B</b>	Valid until 5 May 2031
		Certificate number 5284 1819 2396 8960 8857	
Property type Total floor area		A1/A2 Retail and Financial/Professional services 54 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 rating and score</b>		Properties get a rating from A+ (best) to G (worst) and a score.	
This property's energy rating is B.		The better the rating and score, the lower your property's carbon emissions are likely to be.	

## Photographs and Plans

All photographs and plans are provided within these particulars are 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

No approach should be made to the occupiers directly.

Please contact the joint agents for further information:

### Eckersley

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### Robert Pinkus & Co

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