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**FOR
SALE**



FORMER CLINIC SUITABLE FOR A VARIETY OF USES S.T.P.

0.122 hectares (0.3 acres)

497 m² (5,350 ft²)

**Former Saul Street Clinic
Saul Street
Preston
PR1 2QU**

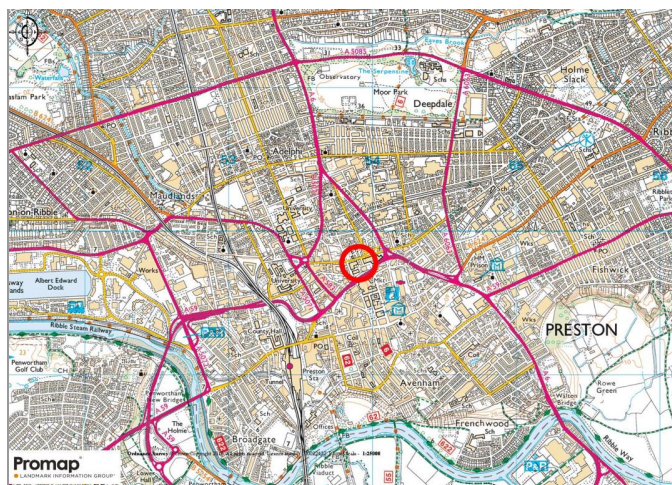
- Rare City Centre Freehold
- Immediately adjacent to Crown and Magistrates Court
- Car parking for circa 18 vehicles
- Suitable for a range of uses S.T.P.

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Location

The property is situated at the junction of Sizehouse and Walker Street immediately adjacent to Preston Magistrates and Crown Court. Walker Street is accessed from North Road (A6) immediately to the north of Ringway (A59), Preston's ring road and connects to Fylde Road a short distance from UCLan and the main campus.

Description

The property is a former NHS clinic providing accommodation over 1 level being of brick construction beneath pitched and flat felted roofs.

The accommodation is mainly cellular with the exception of the former waiting area with those rooms comprising a range of meeting and consultation rooms plus offices in addition to staff amenity areas including kitchen and WC facilities.

The property offers uPVC double glazing, suspended ceilings with category II lighting and IT networking.

Externally the property benefits from 2 car parks one access from Saul Street and one from Walker Street providing approximately 18 spaces. Site and floor plans are available upon request.

Accommodation

The premises offer a net internal floor area of approximately 497 m² (5,350 ft²).

The site area has been estimated to extend to circa 0.13 hectares (0.322 acres).

Tenure

The property is held freehold and will be sold with the benefit of vacant possession.

Further title information is available upon request.

Services

We understand that all mains services are available to the premises including electricity, gas, water and drainage.

We would advise interested parties to make their own separate enquiries in this regard, particularly in relation to capacities if redevelopment is proposed.

Rating

The premises have a rateable value of £14,500 (Clinic and premises).

Interested parties are, however, advised to make their own separate enquiries with the local rating authority Preston City Council on 01772 906972.

Planning

The site and premises are located within the defined boundary of Preston City Centre and City Centre Action Plan and were previously used as an NHS clinic and therefore benefits from planning consent generally falling within class D1 of the Town & County Planning (Use Classes) Order 1987 (as amended).

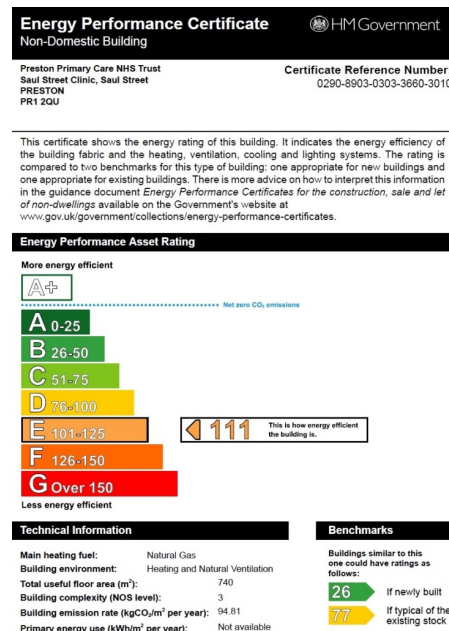
A planning overview together with massing plans (available upon request) have been prepared to establish some acceptable development including densities although we would stress this isn't definitive and alternative uses may be acceptable subject to securing the appropriate consents.

Interested parties are advised to make their own enquiries of the local planning authority, Preston City Council on 01772 906912.

Method of Sale

Conditional or unconditional offers are invited for the freehold interest subject to the nature of the scheme.

Energy Performance Certificate



VAT

We understand that the purchase price will NOT be subject to VAT.

Overage and Claw back provisions

Standard NHS overage and claw back provisions apply to this sale with further information available upon request.

Enquiries

Further information is available via the sole agents:

Eckersley

Contact: Mark Clarkson
Telephone: 01772 883388
Email: mac@eckersleyproperty.co.uk