

94 Ripon Street, Preston
PR1 7UJ

for sale

Office premises plus basement
124.90 SQM (1,344 SQFT)



£120,000

- Self-contained office premises
- Suitable for a variety of uses subject to necessary planning consent
- Close to UCLAN University

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Parkinson Real Estate 4 Winckley Court, Preston PR1 8BU

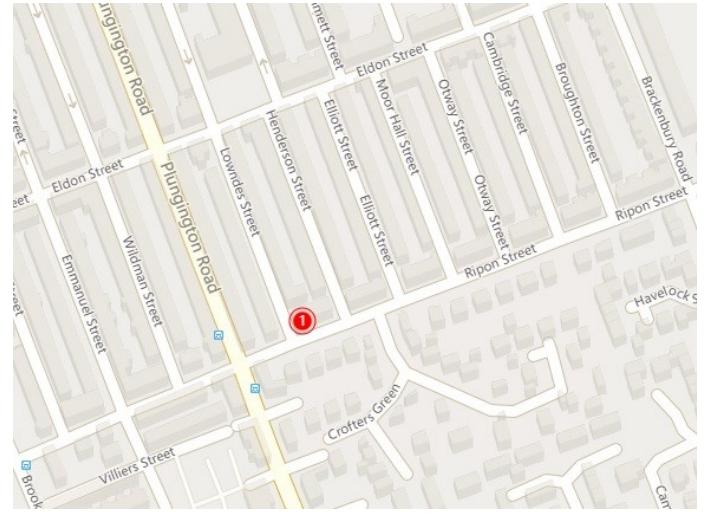
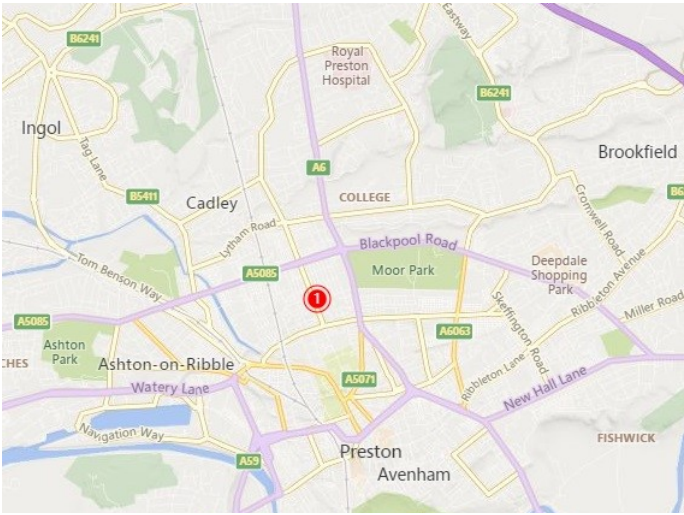


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Location

The subject property is positioned fronting Ripon Street on the corner with Lowndes Street in a densely populated residential location of Preston City Centre close by to UCLAN University. Ripon Street adjoins Plungington Road within a 100 yards of the subject with Plungington Road providing an arterial route through to the city centre and the university campus and along which is high density commercial development including shops, public houses, takeaways and service providers.

Description

The subject comprises what was originally 2 dwellings, firstly number 94 Ripon Street and secondly number 1 Lowndes Street. The property in recent times has been utilised as a funeral parlour and has been adapted to suit that use and to combine the two separate properties for single occupancy. The property is pavement fronting to Ripon Street and Lowndes Street whilst to the rear is a small enclosed yard area. As a result of the property formerly being two dwellings 2 staircases remain. The property comprises a reception office room, 2 further offices and a store/kitchen area, a further store/porchway to the rear yard, stairwell access to basement and first floor. At the first floor the accommodation comprises a number of rooms utilised previously as offices or storage numbering 5 in total along with WC. To the basement is a single open plan space which has restricted height to circa 1.5m.

Use

Considered suitable for retail, office or redevelopment. Interested parties should ensure planning is in place or gained for their proposed occupation.

Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion

Accommodation

The property has been measured to provide a net internal area as follows

	SQM	SQ FT
Ground Floor	56.98	613
First Floor	52.27	563
Basement	15.65	168
TOTAL	124.90	1,344

Rating

The property has the following entries in the 2023 Rating Assessments List. Interested parties should clarify these with the local authority as further concessions may also be available

	Rateable Value (2017)	Estimated Rates Payable
Office & Premises	£3,700	£1,894.40 p.a.

Tenure

The premises are available for sale on a freehold basis.

Price

£120,000

VAT

All figures are quoted exclusive of Value Added Taxation. VAT is not applicable on this transaction. Your legal adviser should verify.

Legal costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Vendors solicitors prior to the issue of any legal documentation

EPC

An Energy Performance Certificate will be made available in due course.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to contract

Sept 2023 Ref: AG0706

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Money Laundering

In order to discharge as legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/ lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.