

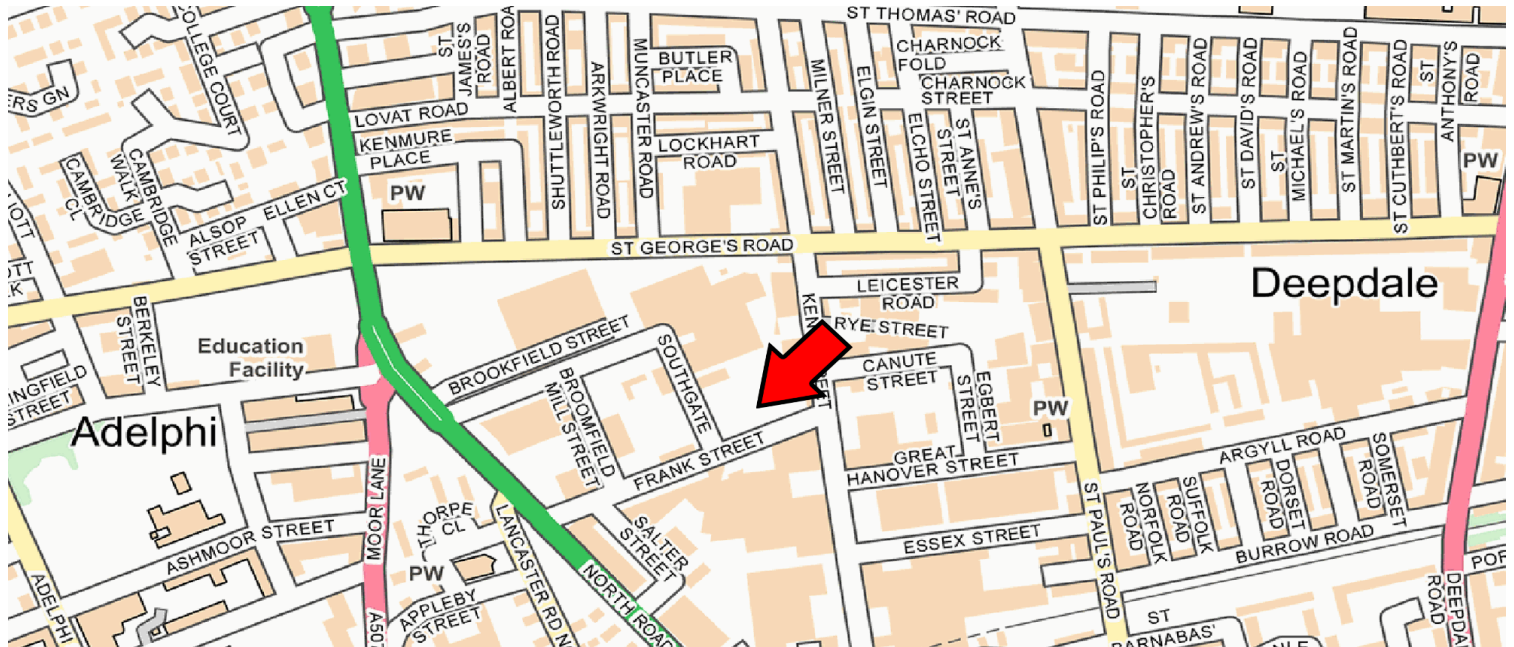


## EXCITING DEVELOPMENT OPPORTUNITY STPP 1 ACRE / 4,050.46 SQ M

**FOR SALE**

**LAND AT  
FRANK STREET  
PRESTON  
PR1 1NQ**

- Regular shaped & level site
- Development opportunity STPP
- 1 acre (4,050.46 sq m) of industrial land
- On fringes of Preston City Centre & close to Preston Enterprise Centre
- Held Leasehold (Freeholder is Preston City Council)
- Close to North Road Retail Park
- Located within established Employment Use area
- May suit pocket-workshop development or Design & Building project STPP
- May suit Trade Counter/Industrial/Retail development STPP
- Unconditional offers sought in the region of £400,000



## LOCATION

The site is located in a well-established, mixed-use commercial and predominantly industrial area, situated approximately 0.5 miles north of Preston City Centre, upon Frank Street, adjacent to North Road Retail Park, with notable nearby occupiers including Pure Gym, Evans Cycles, American Golf and Dreams.

The majority of other surrounding properties are former mill premises and secondary quality, or refurbished warehousing and workshop accommodation.

Access to the site itself is gained from Frank Street or Kent Street, via the busy A6—see attached site plan for identification purposes only.

## DESCRIPTION

Comprising a regular shaped and relatively level site extending to approximately 1 acre (4,050.46 sq m) and is partially surfaced.

Access to the site can be gained from both Frank Street and Kemp Street.

The site offers excellent potential for development subject to planning permission and may suit a small scheme of modern industrial or Trade Counter units.

Attached is a previous scheme of B2/B8 units considered by the current owners.

## ACCOMMODATION

The site extends to approximately 1 acre (4,050.46 sq m) as scaled using Edozo ([www.edozo.com](http://www.edozo.com))

## SALE PRICE

Offers sought in the region of £400,000 on an unconditional basis.

## VAT

VAT is applicable.

## Important Notice

Messrs Lamb & Swift Commercial for themselves and for the vendors or lessors of this property whose agents they are give notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Lamb & Swift Commercial has any authority to make or give any representations or warranty whatsoever in relation to this property.

## TENURE

Held Leasehold under Title No: LA/478784 from Preston City Council for a term of 99 years from 1969, thus expiring in 2068. The passing ground rent is £16,500 per annum and the next review is in 2035.

Our clients have held formal discussions with the Freeholder with respect to re-gearing the Lease, and although it is not our clients' intention to do so, we understand the Freeholder is willing to consider restructuring the lease onto more modern lease terms, including a widening of the user clause.

Further negotiations will be left to the purchaser post completion of the sale.

## RATES

Interested parties are advised to make their own enquiries direct with the Valuation Office Agency website or Preston City Council.

## SERVICES

All mains services are assumed to be available, however prospective purchasers are advised to make their own enquiries in relation to the availability, capacity, suitability and location of services.

## EPC

N/A

## LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

## VIEWING

Strictly by appointment with sole agents, LAMB & SWIFT COMMERCIAL.

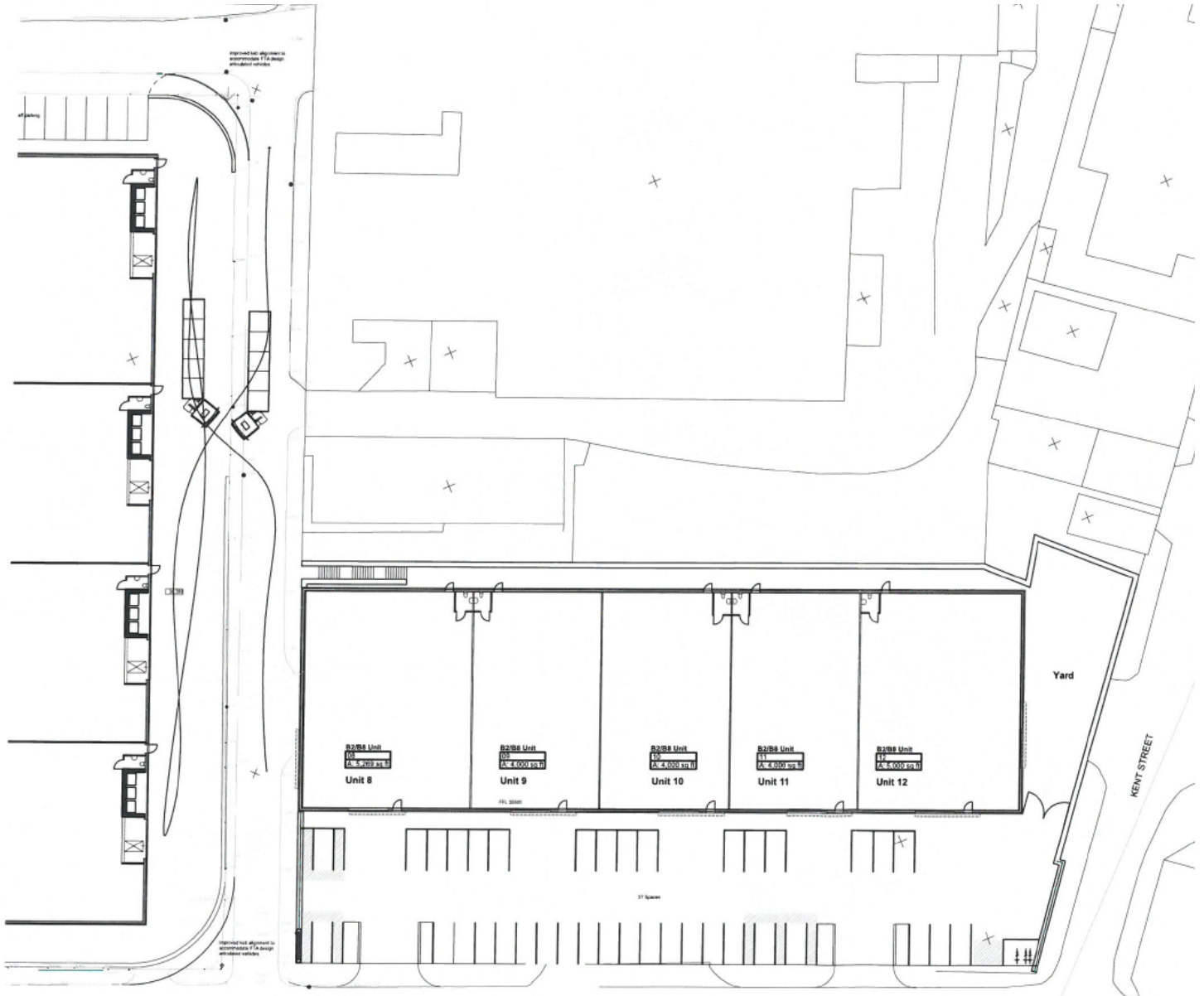
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**PREVIOUS SCHEME CONSIDERED BY CURRENT OWNERS**



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