



OFFICE BLOCK FOR SALE THE LIGHT BUILDINGS WALKER STREET PRESTON PR1 2QT

LOCATION

The Light Buildings is development of 68 apartments with ground floor commercial accommodation accessed off Walker Street. These premises are located within Preston City Centre, directly opposite to the Law Courts and within easy walking distance of all the city centre shops bars and businesses.

DESCRIPTION

The commercial element of this development comprises four office suites with two at ground floor and two at first floor level. Access to the offices is provided directly off Walker Street to a central reception area benefitting from WC facilities and stairs/lifts serving the upper floors. Suite 2 is in shell form. Suites 1, 3 and 4 have the benefit of carpet floor covering, suspended ceiling including recessed grid lighting and UPVC double glazed window units.

FLOOR AREAS - Approximate net internal areas:

Ground Floor Suite 1	63.54 sq m	683 sq ft
Ground Floor Suite 2	121.87 sq m	1,311 sq ft
First Floor Suite 3	121.87 sq m	1,311 sq ft
First Floor Suite 4	55.59 sq m	598 sq ft
TOTAL	362.87 sq m	3,903 sq ft

TENANCY

Ground Floor Suite 1	Let to Oriel Chambers on a 5 year lease from 1 st September 2017 at £4,781 per annum.
Ground Floor Suite 2	Vacant
First Floor Suite 3	Vacant
First Floor Suite 4	Let to Cameron Clarke Associates Ltd on a 1 year lease from 21 st November 2017 at £4,186 per annum.

TERMS - The premises are available for sale on a long leasehold basis, 125 years from 2013 on an incremental ground rent in 14 year blocks. Further details upon request.

SALE PRICE – Offers in the region of £250,000

RATES - R.V. £16,600 (2017 list) Estimated Rates Payable £7,600 (2018/2019).

This property may qualify for business rates relief, please contact Preston City Council on 01772 906972 or visit www.gov.uk/introduction-to-business-rates for further information.

VAT - The property is subject to VAT.

LEGAL COSTS

Each party to be responsible for its own legal costs.

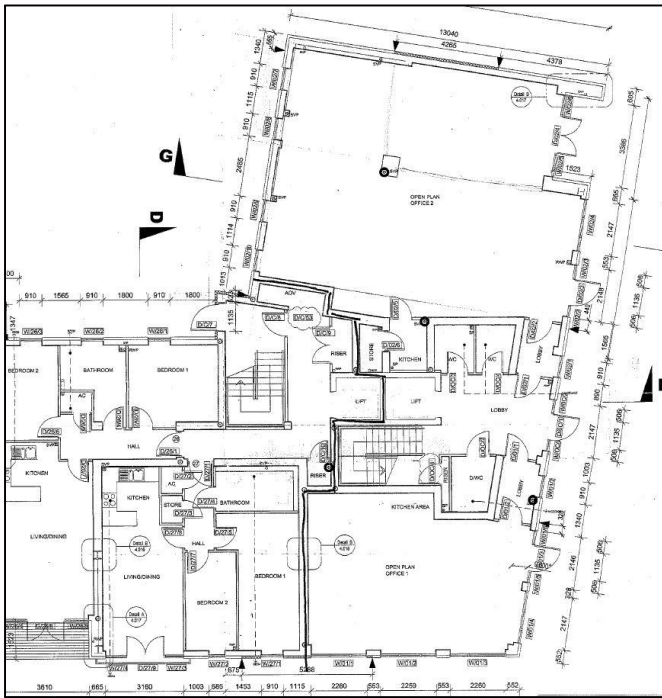
VIEWING
Strictly by appointment

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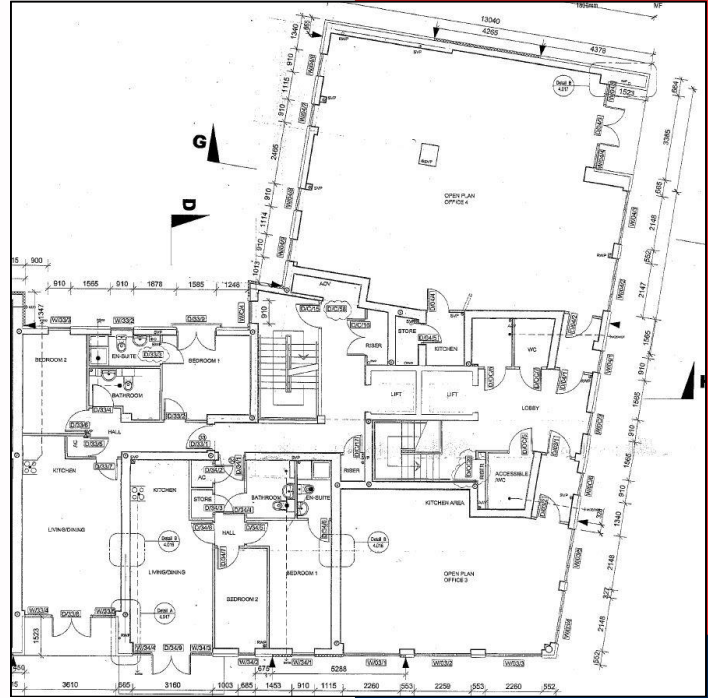
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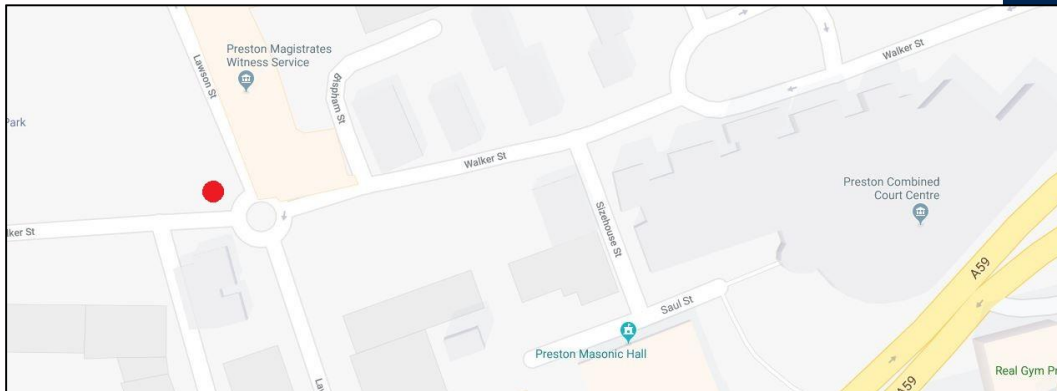




Ground floor layout



First floor layout



Energy Performance Certificate

Non-Domestic Building

1
Light Buildings
90 Walker Street
Preston
PR1 2RR

Certificate Reference Number:
9128-3070-0879-0891-3191

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25
B 26-50
C 51-75
D 76-100
E 101-125
F 126-150
G Over 150
Less energy efficient

80 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 53
Building complexity (NCR level): 3
Building emission rate (kgCO₂/m²): 49.22

Benchmarks

Buildings similar to this one could have ratings as follows:
33 If newly built
89 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

For full details of available commercial premises throughout the North West, please visit:

www.pinkus.co.uk

16-18 Riversway Business Village, Navigation Way, Preston PR2 2YP

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