

# MORGAN

# MARTIN

## TO LET / MAY SELL

### London House

### Primrose Hill

### PRESTON

### PR1 4BX



- **Detached Five-Storey Office Building**
- **Redevelopment Potential – Residential**
- **On-Site Parking**
- **2,525 sq m (27,177 sq ft)**

Fifteen Cross Street  
Preston  
PR1 3LT

**01772 556666**  
[www.morganmartin.co.uk](http://www.morganmartin.co.uk)

Regulated by  
  
**RICS**

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract

## LOCATION

The property occupies a prominent position on Primrose Hill just off London Road (A6), the main thoroughfare through the City of Preston, and approximately one mile to the south end of the city centre. The area is a mixed commercial/residential area with a number of office occupiers such as Job Centre situated close by, retailers such as Lidl, The Range and Aldi, and a number of residential schemes such as Centenary Mill.

## DESCRIPTION

The property comprises a five-storey office building, which until recently was occupied as an education establishment together with on-site parking for approximately 50 vehicles.

## ACCOMMODATION

Ground Floor	489.88 sq m	5,273 sq ft
First Floor	505.76 sq m	5,444 sq ft
Second Floor	496.20 sq m	5,341 sq ft
Third Floor	517.75 sq m	5,573 sq ft
Fourth Floor	515.24 sq m	5,546 sq ft
<b>Total</b>	<b>2,524.83 sq m</b>	<b>27,177 sq ft</b>

The above are net internal floor areas, but please note they have been provided by the client.

## TENURE

The property is held on a long lease from Preston City Council to run from 1 December 2017 to 20 November 2142. The rental paid is £11,500 pa to 31 May 2021 and £15,000 pa to 31 May 2032. At 31 May 2032 there is a rent review. Under the terms of the lease the premises can be used as offices, for education purposes or residential (a copy of the ground lease is available upon request).

## RATEABLE VALUE

The property is entered in to the Rating List at Rateable Value £181,000.

## LEASE

The property is available on the basis of a new lease at a commencing rent of £140,000 pa for a term of years to be agreed.

## PRICE

Upon application.

## VAT

All prices and rents quoted are or maybe subject to the addition of VAT at the prevailing rate.

## ANTI-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.

## LEGAL COSTS

Each party are to be responsible for their own legal costs.

## FURTHER INFORMATION

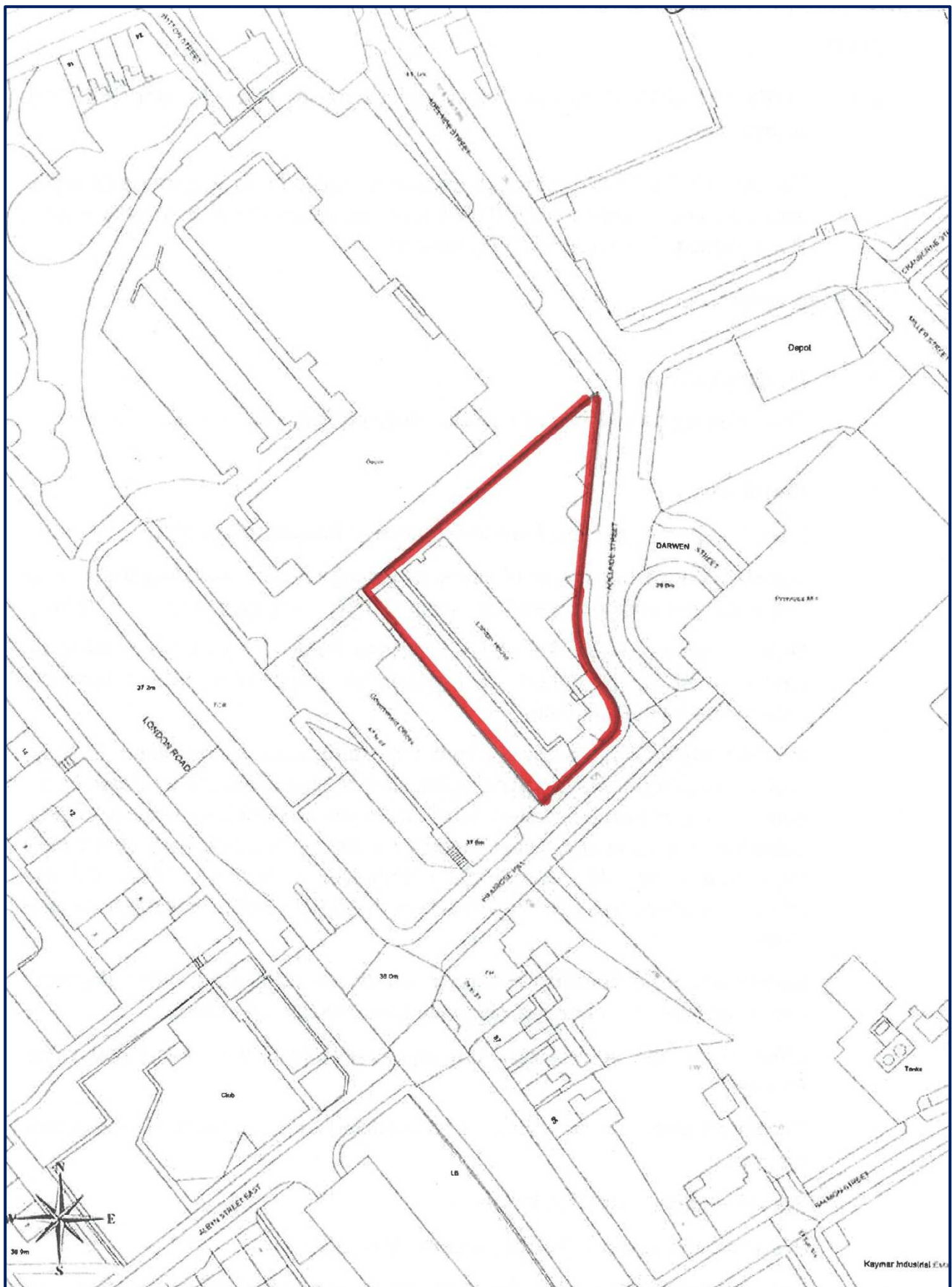
Contact: Charles D. Bell  
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For Identification Only

Not to Scale

**Chartered Surveyors**

**Fifteen Cross Street  
Preston  
PR1 3LT**

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