

Retail in PR1

Lauderdale Street, Lancashire, Preston
Lancashire, PR1 8JL

£290,000 Starting Bid

- ✓ Shop premises with all equipment & stock included
- ✓ Great size and layout offering versatile options

PATTINSON
AUCTION



Summary

- Property Type: Retail - Parking: None
- Price: Starting Bid £290,000

Description

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An exceptional opportunity to acquire a freehold property comprising a long-established, income-producing business with two self-contained flats above. Situated in a popular residential area, this property offers both secure rental income and strong potential for future growth.

The ground floor features a well-presented retail unit currently operating as a successful family-run business, proudly serving the local community for over 40 years. The business benefits from an excellent reputation, loyal customer base, and a strong local presence. All equipment / stock is included, allowing for a smooth transition for a new owner or investor.

Above the shop are two spacious flats, both currently occupied by long-term tenants, providing a steady rental income stream.

This is a fantastic opportunity for investors or owner-occupiers seeking a secure, income-generating property with proven business success and long-term rental stability.

With one flat achieving £425pcm and the 2nd achieving £500pcm - combined annual rent on the residential units are £11,100.

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Location

City Centre Location



Tenure

Freehold - TITLE NUMBER: LA146191 & TITLE NUMBER: LA194997



EPC

Rating's D & F



Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.





Lauderdale Street, Lancashire, Preston, Lancashire, PR1 8JL

Contact your local branch today for more information on this property:

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , www.pattinson.co.uk

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