

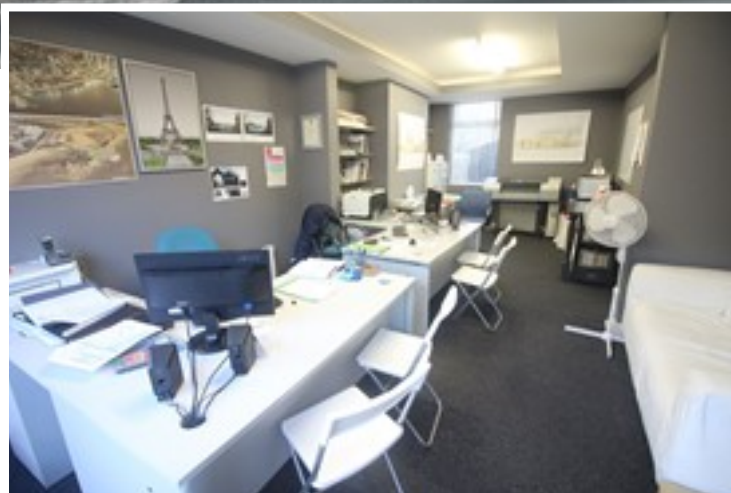
offices in PR1

Ribbleton Lane, Preston
Lancashire, PR1 5DY

£77,000 Starting Bid

- ✓ Two storey terraced property
- ✓ Ground floor retail/office space
- ✓ Maintained to very high standard
- ✓ First floor one bedroom apartment
- ✓ Busy sought after location
- ✓ Freehold title

PATTINSON
AUCTION



Summary

- Property Type: Offices - Parking: On Street Price: £77,000

Description

FOR SALE BY ONLINE AUCTION: terms and conditions apply.

We are pleased to offer to auction this two storey mid-terrace mixed use property, located along Ribbleton Lane a busy and popular street in Ribbleton. To the ground floor is an owner occupied retail/office unit maintained to a very high standard. The seller has proposed the option of a sale to lease back transaction, and would be happy to rent the ground floor unit from the future owner. To the first floor is a vacant one bedroom self-contained flat, accessed via a separate private entrance. The property is warmed by gas central heating and double glazing. The property offers an excellent investment opportunity, with a potential rental income of approximately £9,120 per annum.

Please note we have not inspected this property.

Location

The subject property is located along Ribbleton Lane, a busy and popular street in Preston, Lancashire. The property is close to all local amenities such as B&M, Lidl and Morrisons. The property is also just a short drive away from Deepdale Shopping Park and a 6 minutes drive from Preston city centre. The property is close to local transport links with a bus stop being a minute's walk away, as well as being a 10 minutes drive from the M6. The subject property is 17 miles east of Blackpool and 32 miles north of Manchester.

Accommodation

GROUND FLOOR

Office: 30' 2" x 15' 9" (9.21m x 4.82m)
Central heating radiator.

Separate W.C.
Low flush W.C. Pedestal wash hand basin.

Kitchen (part of flat)
Stainless steel sink unit with mixer tap. Plumbed for automatic washing machine. Fitted wall and base units. Central heating radiator. Double glazed window.

FIRST FLOOR

Lounge: 15' 5" x 12' 5" (4.7m x 3.8m)
Two central heating radiators. Double glazed window.

Bedroom one: 12' 9" x 10' 2" (3.9m x 3.1m)
Central heating radiator. Double glazed window.

Stairs and landing
Central heating radiator.

Bathroom: 7' 10" x 10' 2" (2.4m x 3.1m)
Pedestal wash hand basin. Bath with over head shower and screen. Low flush W.C. Chrome ladder radiator. Double glazed window.

EXTERNAL
Yard to rear.

Tenure

Freehold title. Title number LAN145530.

Rateable Value

The adopted rateable value is £3,150 as effective from 01 APRIL 2017.
Sourced from VOA.

EPC

We currently await a copy of the Energy Performance Certificate.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Ribbleton Lane, Preston, Lancashire, PR1 5DY

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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