

**PART INCOME
PRODUCING**



**RETAIL
PREMISES**

FOR SALE

**24 Garstang Road,
Preston
PR1 1NA**

LOCATION

The property is located in a prominent corner position on one of Preston's primary arterial routes, the A6 (Garstang Road), which provides direct access from the city centre to the M6/M65 interchange to the north. The city centre lies approximately $\frac{3}{4}$ of a mile to the south of the property.

DESCRIPTION

An end terrace property of traditional construction constructed on basement, ground and two upper floors. The ground floor comprises of a lock up retail/office unit with basement storage and is currently vacant.

The self-contained upper floors provide a three bedroom maisonette which benefits from full central heating and double glazing. It is let on a Shorthold Tenancy Agreement at a rent of £500 per calendar month.

FLOOR AREAS

Ground Floor	55.76 sq m	(600 sq ft)
Basement	22.00 sq m	(237 sq ft)
Total	77.76 sq m	(837 sq ft)

SALE PRICE

£175,000

MONEY LAUNDERING

In Accordance with the Anti-Money Laundering Regulations 2017, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

RATES

R.V. £4,200 (2017 list).

We believe this property to be *exempt* from business rates.

For clarification please contact Preston City Council, Tel 01772 906972

VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL FEES

Each party to be responsible for its own legal costs in connection with the transaction.

VIEWING

Strictly by appointment

CONTACT

Joe Assalone
01772 769000
joe@pinkus.co.uk

01772 769000
www.pinkus.co.uk

**ROBERT
PINKUS**

& CO

www.pinkus.co.uk

1 Winckley Court
Chapel Street
Preston PR1 8BU



ROBERT PINKUS for themselves and for the vendors and lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of The Joint Agents has any authority to make or give any representations or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT

ROBERT
PINKUS

