

35 Winckley Square Preston, Lancashire PR1 3JQ

lot 45

Freehold Office Opportunity

- Established City Centre office location
- Approximately 850.76 sq m (9,158 sq ft) with parking
- Part let to ITV Services Limited – to be vacant on or before completion (tenant notice served)
- Possible dilapidations opportunity
- Possible change of use to residential or Part A3 (subject to consents)
- Of interest to developers, investors or owner occupiers

Vacant Possession (1)



Location

Miles: 28 miles north-east of Liverpool
30 miles north-west of Manchester
Roads: A6, A59, A582, A583, M6 (Junction 37), M65 (Junction 1)
Rail: Preston Railway Station
Air: Blackpool International Airport, Liverpool John Lennon Airport, Manchester Airport

Situation

The property is situated in an established office location in the north western corner of Winckley Square close to Fishergate, the prime retailing thoroughfare in Preston City Centre and Preston Railway Station. Winckley Square remains one of the most sought after locations in Preston with insurance, legal and other business offices. In recent years it has seen a number of high quality residential conversions.

Description

The property comprises a traditional period office building (mainly open plan) arranged on basement, ground, first and second floors. The property benefits from rear access via Mount Street and undercroft parking for approximately 6 cars.

Planning:

Whilst the property may suit conversion to residential, the seller has also undertaken an initial development appraisal for change of use of the basement and ground floors from offices (B1) to A3 (Food and Drink). Preston City Council have expressed general support in principle of the proposed change of use to A3. Preston City Council.
Town Hall, Preston, Lancashire PR1 2RL.
Email: devcon@preston.gov.uk
Tel: 01772 906912.

Tenure

Freehold.

VAT

VAT is applicable to this lot.

Six Week Completion – but please see Special Conditions of Sale

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant
Basement	Ancillary	158.30 sq m	(1,704 sq ft)	VACANT POSSESSION (ON COMPLETION) (1)
Ground	Office	330.44 sq m	(3,557 sq ft)	
First	Office	290.31 sq m	(3,125 sq ft)	
Second	Office	71.71 sq m	(772 sq ft)	
Totals		850.76 sq m	(9,158 sq ft)	

(1) The first and second floors are currently leased to ITV Services Limited at £25,000 pax. However, the tenant has served notice to exercise their break clause on 25th March 2015 – please see legal pack. We understand the tenant will be vacating on 28th February 2015. Any potential dilapidations claim will be negotiated by the purchaser.

For further details please contact:

John Mehtab
Tel: +44 (0)20 7034 4855.
Email: john.mehtab@acuitus.co.uk

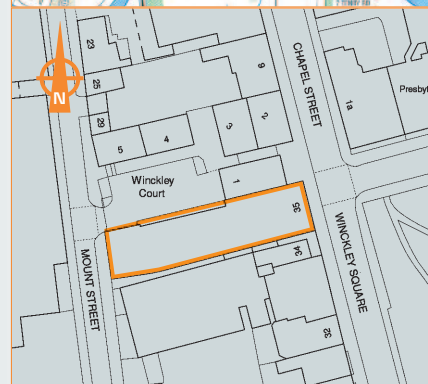
Will Moore
Tel: +44 (0)20 7034 4858.
Email: will.moore@acuitus.co.uk
www.acuitus.co.uk

Buyer's Legal Report Service

Dentons UKMEA LLP
Contact: Greg Rigby.
Tel: +44 (0)207 320 3968.
Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

Seller's Solicitors:

Asserson Law Offices
38 Wigmore Street, London W1U 2RU.
Tel: +44 (0)203 150 1302.
Email: david@asserson.co.uk
Ref: David Prais.



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