

lot 20

Lancashire House, 24 Winckley Square Preston, Lancashire PR1 3JJ

Rent
£41,774
per annum
exclusive

Freehold Office Investment and
Residential Conversion Opportunity

- Lapsed planning permission provided for change of use to create 35 residential apartments
- Situated in the prestigious Winckley Square - currently benefiting from a £1m regeneration programme

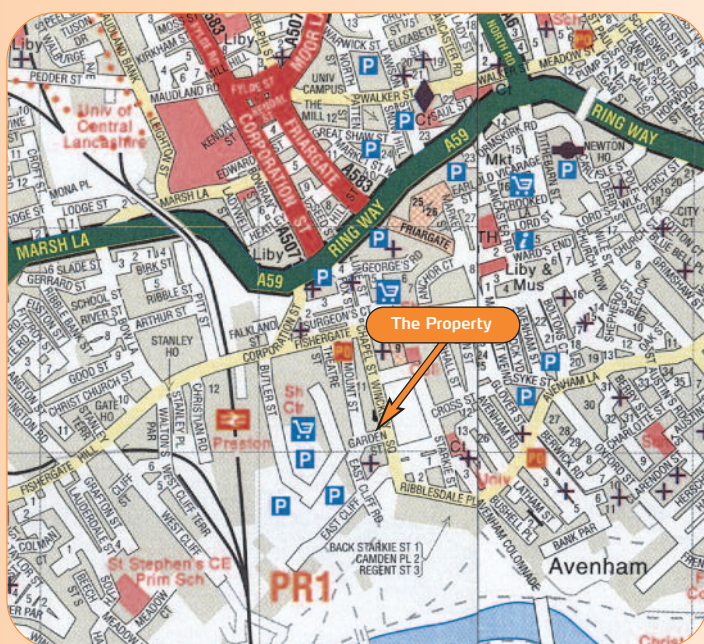
- Within walking distance of Preston Railway Station
- Located within the Preston housing zone and within 50 yards of Preston's main retail district and a 10 minute walk from University of Central Lancashire



On behalf of **Hansteen**



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Location

Miles: 28 miles north-east of Liverpool
30 miles north-west of Manchester
Roads: A6, A59, M6 (Junction 37), M65 (Junction 1)
Rail: Preston Railway Station (0.8 miles)
Air: Liverpool John Lennon Airport, Manchester Airport

Situation

The property is prominently situated on the western side of Winckley Square at its junction with Garden Street. Winckley Square, a designated conservation area, is a focal point for some of the UK's best known professional and financial services and firms. Originally an exclusive residential area, the square retains a strong residential community. It benefits from a selection of restaurants and bars and close proximity to Preston's main retail district, the Fishergate Shopping Centre and Preston Railway Station. The square has seen a number of high quality residential conversions and in March 2013 works began on a £10m regeneration project to enhance the public gardens and buildings surrounding it. For further information please refer to www.preston.gov.uk (Winckley Square Regeneration Project).

Description

The property, which is not listed, comprises a substantial period office building over basement, ground, first and second floors. The office accommodation provides suspended ceilings, recessed CAT2 lighting, part raised floors and a lift.

Tenure

Freehold. Please refer to land registry title and supplementary plans for definitive areas of the building included in the sale.

VAT

VAT is applicable to this lot.

Viewings

There will be block viewings for this property. Interested parties must register their details with the Auctioneers and provide identification on site. Please contact Will Moore. Email: will.moore@acuitus.co.uk

Planning

Planning permission granted on 4th August 2008 (Application No: 06/2008/0388) for change of use from offices to create 35 residential apartments, including single and two storey roof extensions has now lapsed. For further information please refer to the legal pack and Preston County Council Planning Portal. The seller has met the council following the expiry of the planning permission who have verbally indicated that they would continue to support change of use to residential. Interested parties should make their own enquiries with Preston County Council directly.

Six Week Completion.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground (201A & 201B)	Office	86.21 sq m (928 sq ft)	CHAPTER 1 CHARITY LIMITED	3 years from 01/07/2016 (1)	£3,712	30/06/2019
Ground (201)	Office	18.86 sq m (203 sq ft)	SPINAL HEALTH CARE LIMITED	3 years from 20/07/2015 (1)	£1,421	19/07/2018
Ground (Part C)	Office	44.04 sq m (474 sq ft)	ADMIRAL CARE SOLUTIONS LIMITED	3 years from 11/07/2016 (2)	£2,370	10/07/2019
Ground (Part D)	Office	123.75 sq m (1,332 sq ft)	HEMSCOTT ASSOCIATES UK LIMITED	1 year from 16/11/2015 (1)	£5,018	15/11/2016
Ground (Rear A)	Office	14.96 sq m (161 sq ft)	DSG DIRECT RETAIL LIMITED	3 years from 17/10/2016 (1)	£805	16/10/2019
Ground (F1)	Office	120.86 sq m (1,301 sq ft)	VACANT			
First (301 & Part 303)	Office	160.26 sq m (1,725 sq ft)	CLARO SOFTWARE LIMITED	3 years from 01/08/2016 (3)	£12,938	31/07/2019
First (303 Part A)	Office	45.62 sq m (491 sq ft)	RECOVERY HOMES CIC	3 years from 20/05/2016 (1)	£2,455	19/05/2019
First (303 Part B)	Office	35.67 sq m (384 sq ft)	EQUINE PLANNING SOLUTIONS LIMITED	3 years from 25/05/2016 (1)	£1,920	24/05/2019
First (302 & Mezzanine)	Office	443.89 sq m (4,778 sq ft)	VACANT			
Second (Workshops A & B)	Office	18.02 sq m (194 sq ft)	J COUNSELL & C COOKSON	3 years from 18/07/2016 (1)	£582	17/07/2019
Second (401A)	Office	14.77 sq m (159 sq ft)	DJ RICHARD PORTER LIMITED	3 years from 01/07/2016 (1)	£954	30/06/2019
Second (401 B & 401 C)	Office	33.82 sq m (364 sq ft)	PAUL JONATHAN WILKINSON	3 years from 01/07/2016 (1)	£3,033	30/06/2019
Second (401 G)	Office	24.25 sq m (261 sq ft)	OBD LIMITED	1 year from 29/10/2015 (1)	£1,566	28/10/2016 - holding over
Second (401 H)	Office	86.68 sq m (933 sq ft)	EDISON POPE LIMITED	2 years from 23/02/2015 (1)	£5,000	22/02/2017
Second (401 D, 401 E & 401 F & Rear)	Office	397.72 sq m (4,281 sq ft)	VACANT			
Basement	Office	268.95 sq m (2,895 sq ft)	VACANT			
Totals		1,938.33 sq m (20,864 sq ft)			£41,774	

(1) The lease is subject to mutual rolling break options.

(2) The lease is subject to a tenant option to break on 11/07/2017 & 11/07/2018 and a landlord rolling option to break.

(3) The lease is subject to a tenant option to break on 01/08/2017 & 01/08/2018 and a landlord rolling break option at anytime.

NB. A tenant has paid a deposit to take occupation of Ground Floor (Rear B) c.170 sq ft. £5.00 per sq ft for 3 years from either 01/12/2016 on 01/01/2017 with mutual rolling break options.

For further details please contact:

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Buyer's Legal Report Service

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Email: greg.rigby@dentons.com
See: www.acuitus.co.uk for further details

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