

lot 82

3 Orchard Street Preston, Lancashire PR1 2EN

Vacant

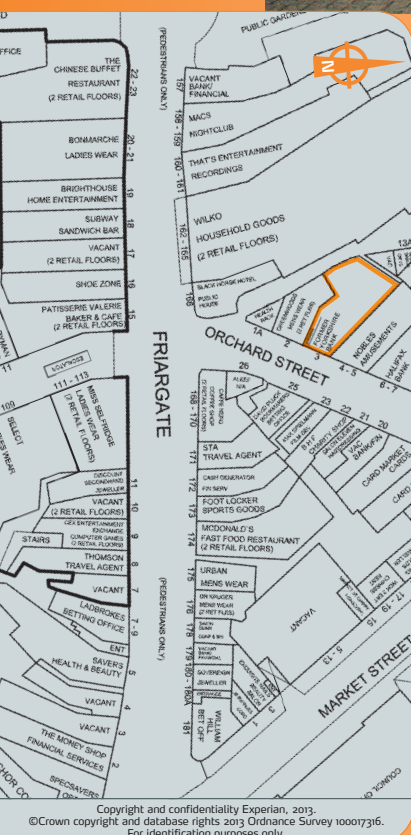
Freehold Retail and Office Opportunity

- Pedestrianised town centre location
- Close to St George's Shopping Centre and the popular Covered Market
- Outstanding dilapidations available
- Nearby occupiers include Caffè Nero, McDonald's, Wilko, Card Factory and Halifax
- Asset Management Opportunities



On Behalf of
Receivers

CBRE



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
Air: Blackpool International Airport, Liverpool John Lennon Airport, Manchester Airport

Situation

The property is situated on the west side of pedestrianised Orchard Street in a prominent trading location in the heart of Preston town centre. The property is close to St George's Shopping Centre which houses occupiers including Marks & Spencer, H&M, WH Smith, Swarovski and Superdrug. The property further benefits from being situated close to the popular Covered Market located at the end of Orchard Street and other nearby occupiers including Caffè Nero, McDonald's, Wilko, Card Factory and Halifax.

Description

The property comprises ground floor retail accommodation with ancillary accommodation on part first floor and basement. There is additional self-contained office accommodation on the first and second floors accessed from Orchard Street.

Tenure

Freehold.

VAT

VAT is not applicable to this lot.

Note

This property is being marketed for sale on behalf of Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Fixed Charge Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Fixed Charge Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Six Week Completion

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		
Ground	Retail/Ancillary	156.90 sq m	(1,689 sq ft)	VACANT
Basement	Ancillary	95.40 sq m	(1,027 sq ft)	
Part First	Ancillary	30.90 sq m	(333 sq ft)	
First	Office/Ancillary	106.20 sq m	(1,143 sq ft)	VACANT
Second	Office/Ancillary	145.30 sq m	(1,564 sq ft)	
Totals		534.70 sq m	(5,756 sq ft)	

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DENTONS

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