

Residential, Retail, High Street Retail, Retail - In Town, Retail - Out Of Town

FOR SALE

TSA Property Consultants



22-26 Guildhall Street, 26 Guildhall Street, Preston, PR1 3NU

Full building mixed use investment in Preston town centre income producing £35,988p.a.

Summary

Tenure	For Sale
Available Size	3,800 sq ft / 353.03 sq m
Price	Offers in excess of £365,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- Town Centre Location
- 2 Retail Shops
- Full Building
- Fully Let
- Mixed Investment
- 2 Residential Apartments
- Income Producing: £35,988p.a.
- Price: o/o £365,000

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Summary

Available Size	3,800 sq ft
Price	Offers in excess of £365,000
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

The property comprises a terraced building of traditional construction arranged over four floors, offering ground floor and basement retail accommodation with residential dwellings above.

Summary Info

22 Guildhall Street – held on an F.R.I Lease on a personal name trading as Esquire Barbers at a passing rent of £12,000 per annum until August 2031, there is a tenants break option in August 2029.

24A and B Guildhall Street – leased on short assured tenancies with Northwood Letting Agency at a total rent of £11,988 per annum (after management fees deducted). The apartments offer 2 x 2 bedroom's with separate lounge / kitchen area and bathroom with storage within the hallway.

26 Guildhall Street – held on an F.R.I Lease to Health Shop Foods Limited at a passing rent of £12,000 per annum until May 2032 subject to Tenant break options in April 2027 and April 2030.

Area

The commercial units have been calculated to extend to the following internal area;

22 Guildhall Street

Ground: 42sqm (452sq ft)

Bsm: 29.6sqm (319sq ft)

Total: 71.6sqm (771sq ft)

26 Guildhall Street

Ground: 43sqm (463sq ft)

Bsm: 29.2sqm (314sq ft)

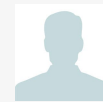
Total: 72.2sqm (777sq ft)

Location

The property is located on Guildhall Street, in a mixed retail leisure and office area of the city. Guildhall Street links directly to Fishergate, Preston's prime retail area and provides a pedestrian link to Winckley Square, the main business district of the city centre.



Viewing & Further Information



Will Rennie

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TSA

Property Consultants

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Town Centre Location

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- 2 Residential Apartments
- Full Building
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LOCATION

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PROPERTY

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Total: 72.2sqm (777sq ft)

SALE

The property is available on a freehold basis for o/o £365,000

V.A.T.

Figures quoted are exclusive of V.A.T.

E.P.C. / LEASE / TITLE

Available on request

VIEWING

By appointment only, alternatively virtual viewings can be booked.

LEGAL

Each party shall bear their own legal costs incurred in the transaction



22-26 Guildhall Street, Preston, PR1 3NU

Town Centre Location

TSA Property Consultants

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Will - 07581 396092 (will@tsapc.co.uk)

General - 0141 237 4324 (info@tsapc.co.uk)

Anti-Money Laundering

TSA Property Consultants are regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the agents are required to undertake due diligence on interested parties.

Property Misdescription Act 1991:

The information contained within these particulars has been checked and unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquiries at the earliest opportunity.