

**MORGAN**

**MARTIN**

**Former Detached Doctors' Surgery  
157 Sharoe Green Lane  
Fulwood  
PRESTON  
PR2 8HE**



**FOR SALE**

**Fifteen Cross Street  
Preston  
PR1 3LT**

**01772 556666**  
[www.morganmartin.co.uk](http://www.morganmartin.co.uk)

Regulated by  
  
**RICS**

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract

## LOCATION

The property occupies a prominent position on Sharoe Green Lane in close proximity to Royal Preston Hospital, Sharoe Green shopping area (Booths/Greggs/Subway, etc) and Preston College.

## DESCRIPTION

A detached purpose built former doctors' surgery of brick construction under a pitched/hipped tile roof. Internally the accommodation is arranged as reception, consulting rooms and ancillary accommodation over two floors.

Gross Floor Area: 163.8 sq m (1,800 sq ft)

There is good on-site parking provision for 8 to 10 vehicles.

## PLANNING CONSENT

We understand the property currently has planning consent for use as a doctors' surgery, but would be suitable for other uses subject to a change of use.

## TENURE

We are informed the property is freehold.

## PRICE

We are instructed to seek a price of £350,000 subject to contract.

## VAT

We understand the property is not registered for VAT.

## MONEY LAUNDERING

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

## FURTHER INFORMATION

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