

MORGAN

MARTIN

FOR SALE
93 Conway Drive
Fulwood
PRESTON
PR2 3ER



- **Excellent Fulwood location**
- **Well-fitted out ground floor accommodation**
- **On-site parking**
- **Ground floor – 1,800 sq ft (167.22 sqm)**
- **Two first floor two-bedroom, self-contained flats with own rear access**
- **Sold with vacant possession**

Fifteen Cross Street
Preston
PR1 3LT

01772 556666
www.morganmartin.co.uk

Regulated by

RICS

LOCATION

The property is situated in the heart of the prosperous north Preston suburb of Fulwood, and forms part of a parade of six retail units serving the local community.

DESCRIPTION

The premises comprise a double-fronted, mid-terrace, two-storey property with ground floor retail/consulting rooms (currently Vets practice), together with two self-contained flats. The property benefits from uPVC shop front and windows throughout, well-fitted consulting rooms on the ground floor, with gas-fired central-heating, security alarm, etc. the upper floor flats are self-contained and well presented.

Ground floor consulting room:	1,800 sq ft	(167.22 sqm)
First floor – Flat 1:	Lounge, kitchen, bathroom and two bedrooms	
First floor – Flat 2:	Lounge, kitchen, bathroom and two bedrooms	

All measurements have been made in accordance with the RICS Code of Measuring Practice.

TENURE

The property is held on a long lease. Full details available upon request.

RATING ASSESSMENT

The premises are entered in to the Rating List at Rateable Value £10,750.

PRICE

£425,000.00 subject to contract.

EPC

Available upon request.

VAT

All rents and prices quoted are or may be subject to the addition of VAT.

ANTI-MONEY LAUNDERING REGULATIONS

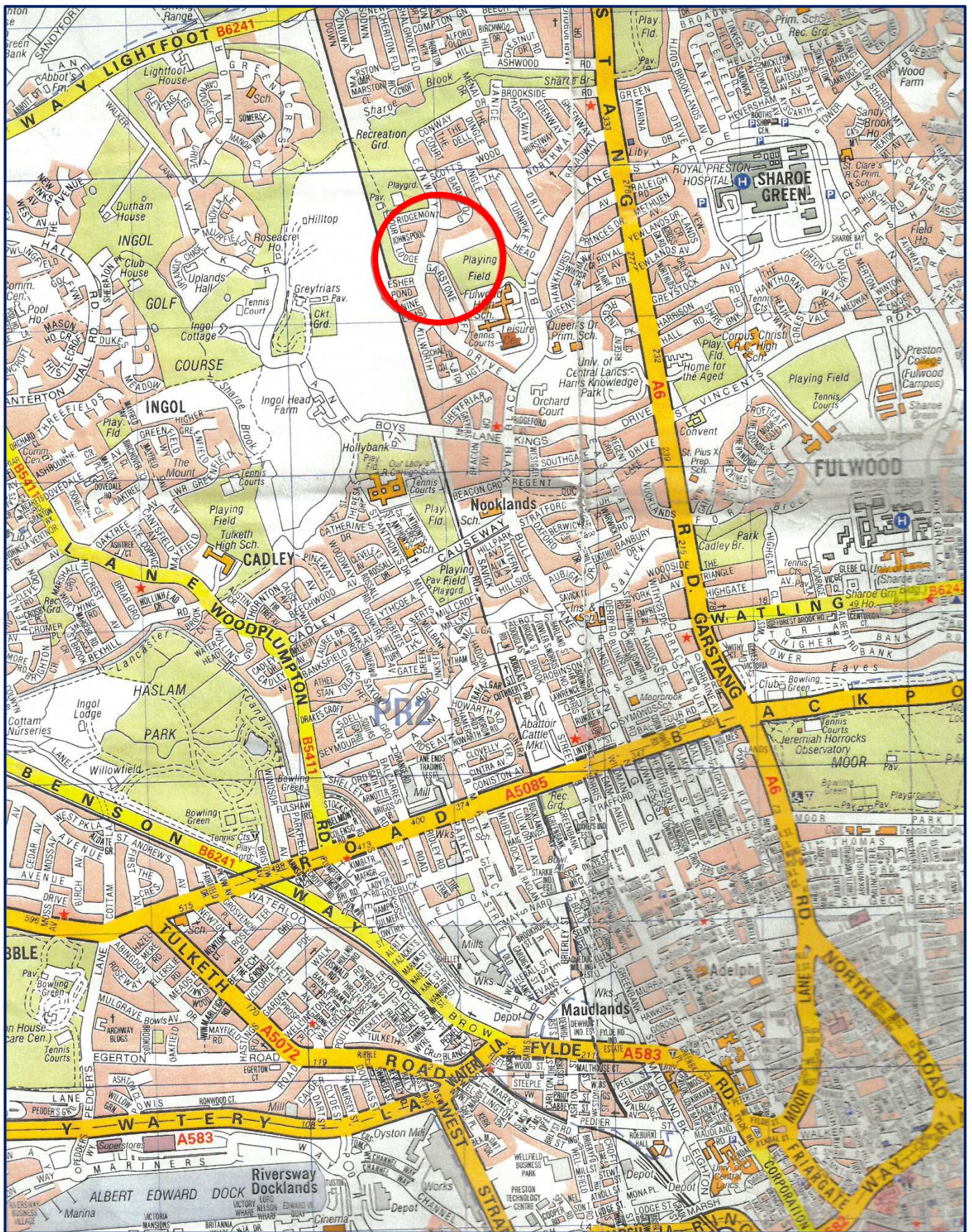
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION

Contact:	Charles D. Bell
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For Identification Only
Not to Scale

Chartered Surveyors
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