MORGAN MARTIN

SHOP FOR SALE

198A Miller Road PRESTON PR2 6NH



Adjacent to New Heron Food Store

LOCATION

The premises are situated on Miller Road and form part of a small retail development anchored by a Heron Food Store, together with the local Health Centre which serves the local residential area.

DESCRIPTION

The property comprises a ground floor lock up shop of brick construction under a pitched tiled roof, with aluminium shop front and electrically operated roller shutter door. Internally the unit has a suspended ceiling, inset lighting and air-conditioning.

FLOOR AREAS

The accommodation provides the following net internal floor areas:

Retail Area: 780 sq ft (72.46 sqm)

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

RATEABLE VALUE

The property is entered in to the Rating List at Rateable Value £5,800.

VAT

VAT is not applicable to the sale price.

TENURE

Freehold.

PRICE

£125,000 subject to contract.

EPC

An Energy Performance Certificate will be available in due course.

LEGAL COSTS

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

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.

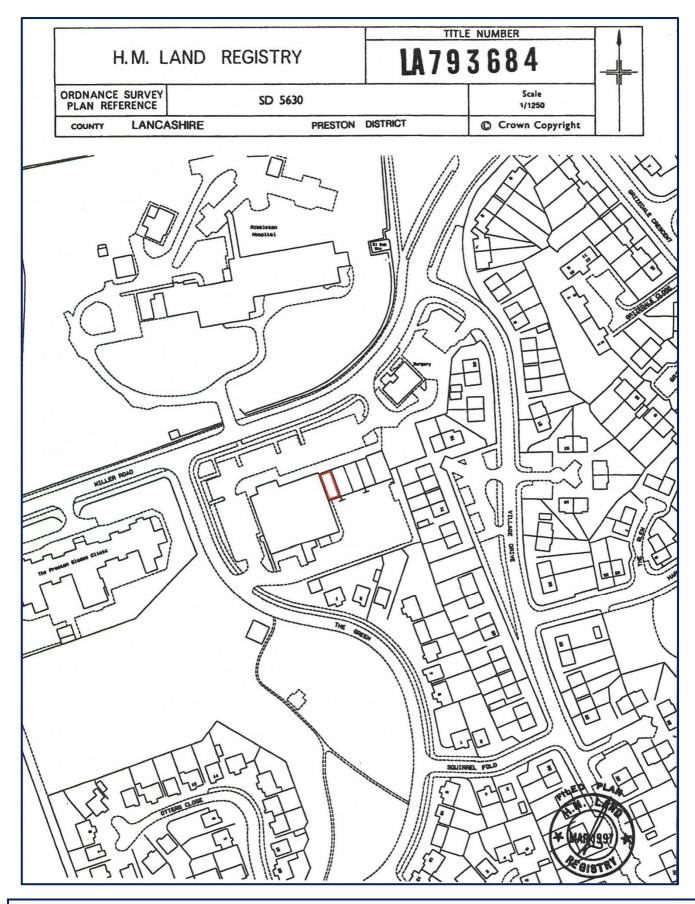
FURTHER INFORMATION

Please contact:Charles D BellTelephone:01772 556666Email:charles@morganmartin.co.uk

Fifteen Cross Street Preston PR1 3LT







For Identification Only

Not to Scale

Fifteen Cross Street Preston PR1 3LT

Chartered Surveyors

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