

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 Bell

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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

H.M. LAND REGISTRY		TITLE NUMBER LA793684	
ORDNANCE SURVEY PLAN REFERENCE	SD 5630	Scale 1/1250	
COUNTY LANCASHIRE	PRESTON DISTRICT	© Crown Copyright	



For Identification Only

Not to Scale

Chartered Surveyors

**Fifteen Cross Street
Preston
PR1 3LT**

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