

MORGAN

MARTIN

FOR SALE

2 Fox Street & 2 St Wilfrid Street

PRESTON

PR1 2AB



- **Substantial Retail/Office/Residential Property**
- **Prominent Location**
- **2,388 sq ft (221.5 sqm) over Three Floors**
- **The Property would benefit from Refurbishment and Modernisation**

Fifteen Cross Street
Preston
PR1 3LT

01772 556666
www.morganmartin.co.uk

Regulated by

RICS

LOCATION

The premises occupy a prominent location fronting both Fox Street and St Wilfrid Street, just off the prime retail thoroughfare of Fishergate, in a mixed commercial area. Substantial nearby occupiers include the likes of Lloyds Bank, Virgin Money, Vodafone, KFC, etc.

DESCRIPTION

The premises comprise a substantial two/three-storey property. The building is of brick construction with rendered elevations under a pitched slate roof. The Fox Street frontage benefits from two full height display windows and a central entrance door, whilst the property on St Wilfrid Street has a traditional office/residential frontage.

ACCOMMODATION

The premises provide the following net internal floor areas:

2 Fox Street

Ground floor:	700 sq ft	(65 sqm)
First floor:	750 sq ft	(70 sqm)
Attic:	195 sq ft	(18.1 sqm)

2 St Wilfrid Street

Ground floor:	355 sq ft	(33 sqm)
First floor:	355 sq ft	(33 sqm)

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

TENURE

Freehold.

RATEABLE VALUE

The property is entered into the Rating List at Rateable Value £6,200.

SERVICES

We are advised the property is connected to all mains service.

EPC

An Energy Performance Certificate will be available in due course.

VAT

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

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.

PRICE

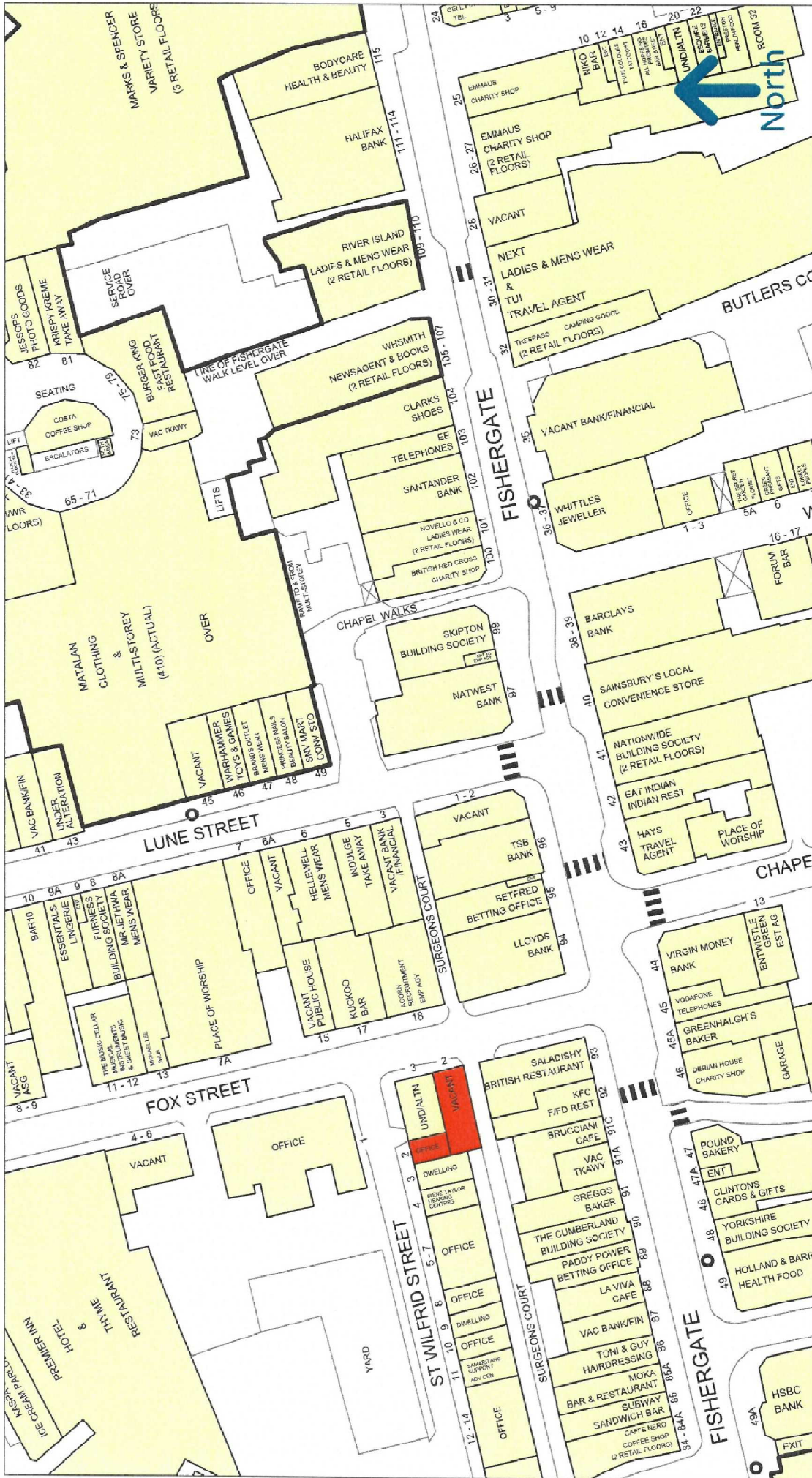
£235,000 subject to contract

LEGAL COSTS

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

FURTHER INFORMATION

Contact: Charles D. Bell
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Experian Goad Plan Created: 22/03/2024
Created By: Morgan Martin
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St Wilfrid Street Frontage