

INVESTMENT FOR SALE

OFFERS IN EXCESS OF **£375,000** per annum

Plungington Road 65-71, 1-8 Havelock Court, Preston

SITUATION AND DESCRIPTION

Plungington Road runs parallel with the A6 north of Preston City Centre and the University of Central Lancashire linking with the A5085 Blackpool Road a predominantly residential area interspersed with commercial activities. Property is of modern construction under a multi pitched tiled covered roof having red brick elevations arranged at ground and first floor with rear car park and servicing area. Ground floor units are commercially occupied with first floor residential units having separate self-contained access from a rear courtyard and car park area. The ground floor units are occupied by SPAR, Tuscany Cafe, Rare & Co Beauticians, 1802 GB Meat Butchers and Cali Kitchens. Other occupiers on Plungington Road include restaurants, hot food takeaways, bookmakers, barbers, pharmacist, post office and other independent traders.

TENURE

The whole property is held freehold subject to and with the benefit of long leasehold interest in relation to the residential and commercial properties and an occupational lease granted on FRU Terms to Lawrence Hunt and Company Limited, assigned to Ankajan Stkunanathan for a period of 20 years from the 1st September 2009 expiring 2029, rent passing £27,500 per annum subject to 5 yearly rent review. Ground rent income of £416 per annum.

Total annual income £27,916 per annum exclusive.

The landlord is responsible for the repair of the roof and exterior common areas recovering the full cost from tenants by way of service charge.

Title documents and lease available on request.

PRICE

Offers are sought in excess of £375,000 (Three Hundred and Seventy Five Thousand Pounds) for the Freehold Interest subject to and with the benefit of tenancies.

EPC

Spar Store Energy Rating B

Certificate No. 9132-3089-0119-0300-8405

VAT

All rents, prices and other figures included in these particulars are subject to the addition of VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs in connection with the preparation and documentation and any Stamp Duty thereon.

ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation, to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker.

Tel. No. 0151 227 3400

E-mail: johnbarker@hwandp.co.uk

Subject to Contract

Details Prepared October 2022

Plungington Road 65-71, 1-8 Havelock Court, Preston

