

For Sale

Upon Instructions of the Fixed Charge
Receivers

**LANDWOOD
GROUP**



Units 1 & 2B, 84 Bold Street, Preston PR1 7JT

Commercial Investment

- Available as a whole, or as individual lots
- Unit 1 rent reserved £7,200 per annum
- Unit 2B rent reserved £11,100 per annum
- Established commercial location
- Walking distance to city centre and close to UCLAN.
- Total GIA approximately 167.32sq. m (1,798 sq. ft)
- Freehold & Long Leasehold (part subject to ground rent income)

Landwood Group,
Lancaster Buildings, 77 Deansgate,
Manchester M3 2BW

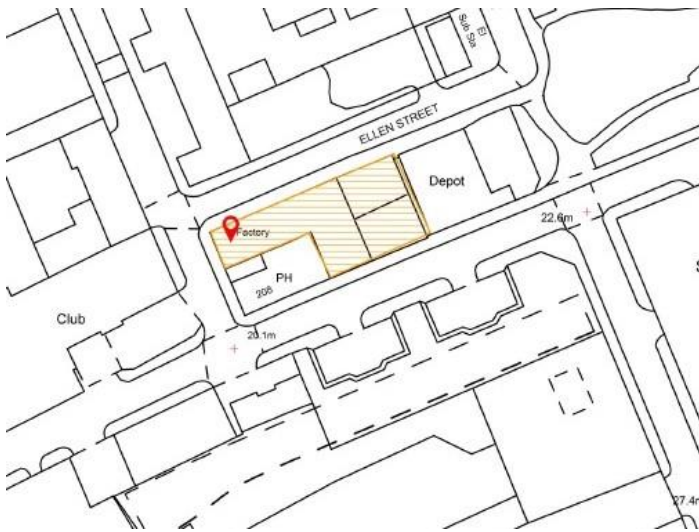
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Location

The property is located in Preston, a city in Lancashire which is positioned circa 21 miles north of Bolton and 17 miles east of Blackpool. The subject units are positioned on Bold Street, on the northwest outskirts of the city centre, within an established industrial area, albeit there are residential uses nearby. The city centre is within walking distance and UCLAN is nearby.

Description

Comprises two commercial buildings, held on separate titles. Part of the title also includes Unit 2A, which has effectively been already sold off by the grant of a long lease expiry on 16 March 2077.

Unit 1

Accessed via Bold Street, this building is constructed with brick elevations which are rendered and painted and incorporate windows to the side elevations, beneath a corrugated sheet roof with translucent panels. Providing open plan workshop space to an eaves height of circa 3.5m. The workshop has fluorescent strip lights and a concrete floor and a small mezzanine level which provides a kitchenette.

Unit 2B

Unit 2B is accessed via Aqueduct Street where a personnel roller shutter door leads to a yard area. The unit is then accessed to the front elevation where there is a personnel entrance in addition to a roller shutter door. The unit has recently been refurbished and now provides office accommodation. There is an open plan office, in addition to two smaller offices, with a kitchenette and a WC to the rear.

Externally, there is a yard to the front which can be accessed on foot from Aqueduct Street and via Ellen Street, over third party land.

Accommodation

The property provides the following approximate Gross Internal Areas;

Description	SqM	SqFt
Unit 1	83.16	895
Unit 2B	84.15	903
Total	167.31	1.798

Tenure Information

Unit 1: Freehold - Title LA510900

Unit 2B (&2A) – Leasehold for 99 years from 20 March 1978, subject to a net ground rent of £2,300 per annum (reflecting ground rent received from 2A – to be confirmed).

Tenancies

Unit 1: Let to Bambers Auto Machining Specialists Ltd currently holding over on a 5 year lease from 1 August 2015, paying £7,202 per annum.

Unit 2B: Let to Enviro Clear Solutions Limited for a term of 3 years from 14 August 2022, paying £11,100 per annum.

Copy leases are available upon request.

VAT

All figures quoted are exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Price

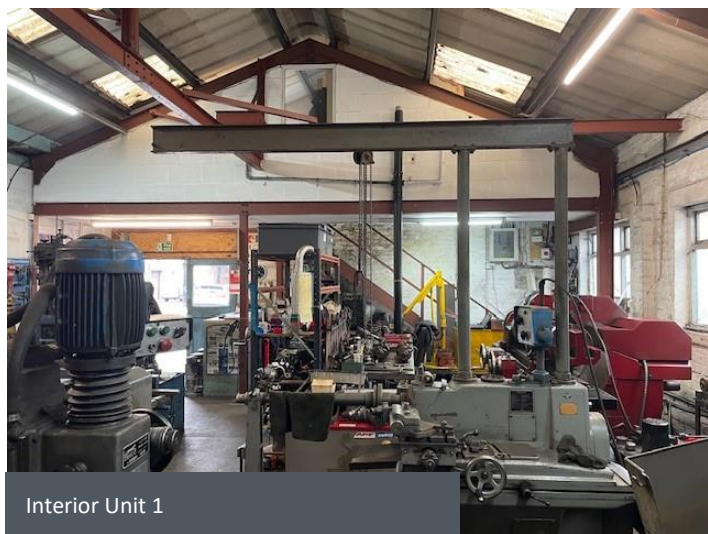
Offers are invited in the region of £200,000.

EPC

This property has an EPC rating of C (Unit1) and D (Unit 2B).

Viewings

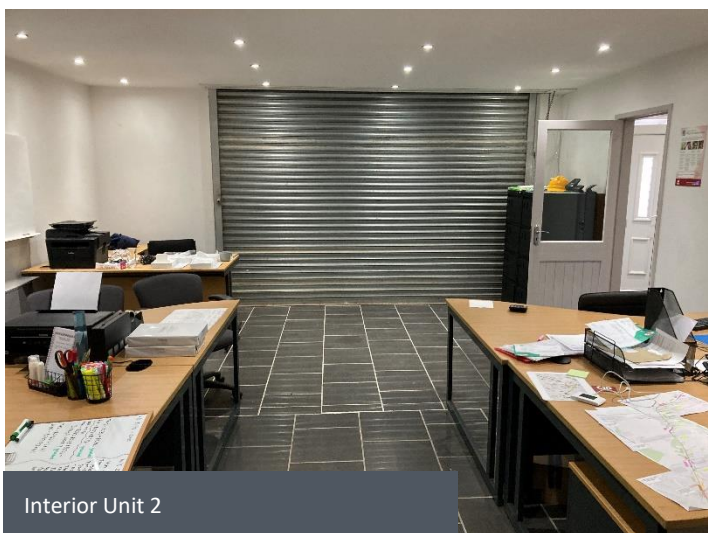
Strictly by appointment.



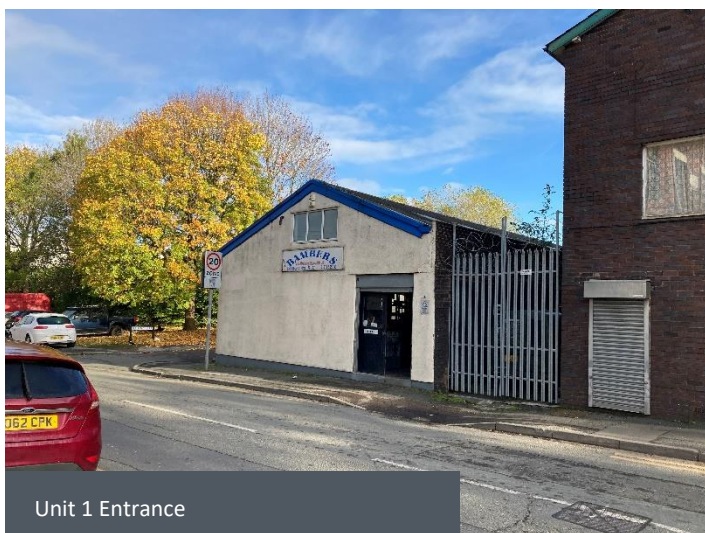
Interior Unit 1



Interior Unit1



Interior Unit 2



Unit 1 Entrance



Unit 2B



Side Elevation