

LOT
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36 Lune Street, Preston PR1 2NN

GUIDE PRICE £140,000+*

COMMERCIAL INVESTMENT

Description

A freehold retail investment producing £15,500 per annum. The property comprises a three storey mid terraced property currently trading as a nail salon. We understand the current tenant has been in occupation for circa 15 years.

Situated

Situated within a prominent position fronting Lune Street within Preston town centre.

Ground Floor

Sales Area 48.5sq m (522sq ft)

First Floor

Hair Salon 52.3sq m (563sq ft)
Kitchen 23.23sq m (250sq ft)

Second Floor

Office/Living Room & Kitchen
44.04sq m (474sq ft)
Rear Office 14.49sq m (156sq ft)
Shower Room/WC

Lease

The property is let by the way of a 7 years full repairing and insuring lease at a rental of £15,500 per annum – with 3 yearly rent reviews.

Joint Agent

Trevor Dawson

