

LOT
67

450 New Hall Lane, Preston, Lancashire PR1 4TA

COMMERCIAL INVESTMENT

Guide price **£100,000+**



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Not to scale. For identification purposes only

The property comprises three two-storey interconnecting mid terraced buildings providing a ground floor retail sales area with storage accommodation to the first floor. The ground floor retail shop unit has been fitted to a relatively good standard and benefits from CCTV alarm system and external roller shutters. The premises are currently let to The Bankrupt Shop Ltd by way of a new Lease for a term of 10 years from 1st September 2011 at a rental of £14,000 per annum. The Lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants.

Situated

The premises are situated in a prominent position fronting New Hall Lane (A59) close to its junction with Blackpool Road (A5085) approximately 3 miles east of Preston city centre.

Ground Floor

Retail Sales Area

1942sq ft

First Floor

Storage

1508sq ft

Note

For the year ended 31st May 2010 The Bankrupt Shop Limited reported a turnover of net assets of £1.3 million and trade from 9 branches.