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**FOR
SALE**



SUPERB INVESTMENT OPPORTUNITY

193.5 m² (2,082.2 ft²)

**71 - 73 Pope Lane
Penwortham
Preston
PR1 9BY**

- Producing an income stream of £29,040 from June 2025
- Busy district centre location adjacent to Co-op
- On-site parking included
- Occupied by three separate tenants

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Location

Fronting Pope Lane close to its junction with Hawksbury Drive the property is located in the district shopping centre of Kingsfold, within the popular suburb of Penwortham, which is situated around 1.5 miles to the south west of Preston city centre

The premises are located within a parade of retail and service outlets, where occupiers include Kingsfold Pharmacy, William Hill and Brook Denture Clinic, and are situated directly adjacent to a Co-op convenience store. There is on-street parking available to the front of the premises as well as on the free public car park to the rear.

Description

The premises comprise a two storey property accommodating a chiropodist's clinic, accountant's office and nail salon on the ground floor with beauty treatment rooms and staff facilities to the upper floor. To the rear of the building are 4 car parking spaces.

Internally, the ground floor is currently split to provide an office unit let to an accountant and a clinic occupied by a chiropodist which both have frontage to Pope Lane. To the rear, the remainder of the ground floor is occupied as a nail salon by the tenant who also occupies the whole of the first floor and trades as a beauty salon/day spa. Access to the day spa and ground floor nail salon is via a dedicated entrance from the side of the building.

Male and female WC facilities and kitchen area are provided on the first floor for use by all the tenants.

Services

We believe that the premises benefit from mains connections to gas, electricity, water and drainage with each tenant receiving their own electricity bill and there being separate gas supplies to ground and first floors. Individual gas central heating boilers serve each floor.

Accommodation

The premises extend to the following approximate net internal areas (NIA):

	m ²	ft ²
Darlington & Co	57.69	621.0
Chiropody by Jill Hodge	16.58	178.4
Elements Day Spa	116.39	1,252.6
Total NIA	193.46	2,082.3

Planning

We believe that the premises benefit from an established within Class E (commercial) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Tenure

Freehold.

Tenancies

The ground floor to the right-hand side of the building is let to Graham Barry Darlington trading as Darlington & Co Accountants. A new 12 month lease from 14 June 2025 has just been agreed at a rental of £10,080 per annum.

The front of the ground floor to the left-hand side is occupied by Jill Hodge trading as Chiropody by Jill Hodge for a term of 8 years from 13 June 2022 at a rental of £5,760 per annum.

The rear of the ground floor to the left-hand side of the building and the first floor, other than the communal kitchen and WC facilities, are occupied by Ruth Jackson trading as Elements Day Spa for a term of 9 years and 3 months from 1 March 2021 at a rental of £13,200 per annum.

The total gross annual rental with effect from 14th June 2025 will therefore be £29,040.

Asking Price

Offers in the region of £390,000.

Energy Performance Certificate

71-73 Pope Lane Penwortham Preston PR1 6BY	Energy rating C	Valid until 18 May 2028
Property type A1/A2 Retail and Financial/Professional services		Certificate number 9956 5947 6328 7550 7954
Total floor area 227 square metres		
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score		
This property's energy rating is C.		Properties get a rating from A+ (best) to G (worst) and a score.
		The better the rating and score, the lower your property's carbon emissions are likely to be.

VAT

We understand that the purchase price will not be subject to VAT.

Photographs and Plans

All photographs and plans are provided within these particulars are for information purposes only and should not be relied upon.

Money Laundering

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. Our client reserves the right not to accept the highest or any offer received.

Enquiries

Please contact the sole agents:

Eckersley

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