Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
commercial property solutions

SUPERB INVESTMENT OPPORTUNITY

83 & 83a Leyland Road
Penwortham
Preston
PR1 9QJ

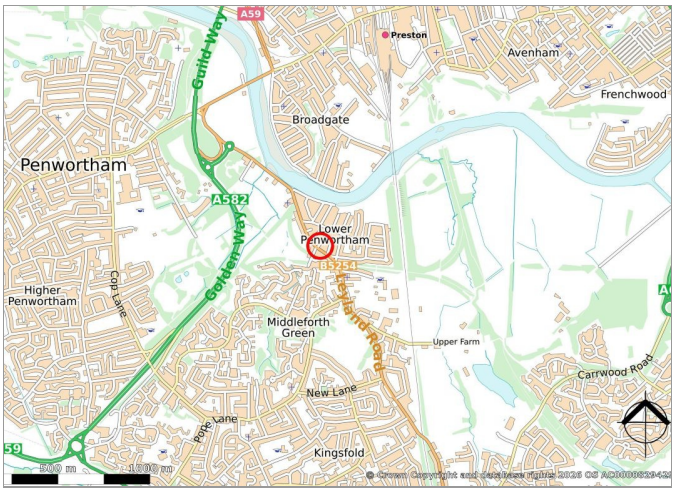
- Mixed Use Income Stream
- Partially Let Investment Property
- Popular Location
- Prominent Corner Position

www.eckersleyproperty.co.uk

Preston office
25A Winckley Square
Preston
PR1 3JJ
T | 01772 883388
E | preston@eckersleyproperty.co.uk

Lancaster office
76 Church St
Lancaster
LA1 1ET
T | 01524 60524
E | lancaster@eckersleyproperty.co.uk

eckersley
commercial property solutions



Location

Situated fronting Leyland Road at its junction with Dove Avenue the property is located in the area of Middleforth which forms part of the popular residential suburb of Penwortham approximately 1½ miles to the south west of Preston City Centre.

The premises benefit from close proximity to amenities and are in an accessible location benefiting from easy access to the centre of Preston as well as further afield.

Description

The property comprises a two storey end terraced building accommodating a self-contained lock-up retail unit at ground floor level which has a glazed return frontage. The premises have traded as a beauty salon for several years and are fitted in keeping with this use. The shop extends to a Net Internal Area of 30.0 m² (323 ft²).

A self-contained residential maisonette occupies the rear of the ground and first floor of the property comprising a good sized dining kitchen on the ground floor which also gives access into the enclosed rear yard. A living room, two bedrooms and bathroom are situated on the upper level.

The residential accommodation benefits from a separate access from Dove Avenue and extends to an approximate Gross Internal Area (GIA) of 64.9 m² (699 ft²).

In addition, there is a lock-up garage of brickwork construction to the rear of the plot which is also accessed from Dove Avenue.

Services

We understand the retail unit benefits from mains connections to electricity, water and drainage.

The residential maisonette has separate mains connections to electricity, gas, water and drainage and benefits from a gas central heating system.

Rating Assessments

The shop has a Rateable Value of £5,000 whilst the maisonette has a Council Tax Assessment within Band A.

Tenure

Freehold under Registered Title no. LAN112448.

Tenancy

The ground floor shop unit is let by way of a 2 year lease with effect from 23rd April 2026 at an annual rental of £5,940 exclusive, payable monthly in advance. The lease is granted on internal repairing terms with the tenant's liability extending to the shop front, doors and windows of the property.

The residential maisonette is presently vacant.

Asking Price

Offers in the region of £175,000.

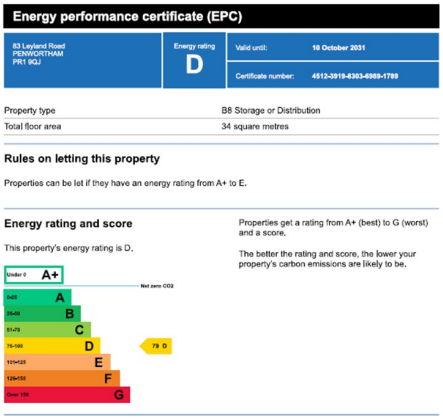
VAT

We understand 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.

Energy Performance Certificate



Energy performance certificate (EPC)

83 Leyland Road PENWORTHAM PR1 9QJ	Energy rating D	Valid until:	18 October 2031
		Certificate number:	4512-3919-6303-6989-1789

Property type	B8 Storage or Distribution
Total floor area	34 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 D.

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.

Under 0 A+
0-25 A
26-50 B
51-75 C
76-100 D
101-125 E
126-150 F
Over 150 G
Net zero CO2
79 D

Money Laundering

Please note that, once an offer is accepted, we are required to undertake customary due diligence on all prospective purchasers and Tenants (subject to rental amount). This includes obtaining proof of identity and proof of address.

An anti money laundering check will then be carried out via SmartSearch in order to comply with HMRC anti money laundering requirements.

All Enquiries

No approach should be made to the occupier directly.

Please contact the sole agents for further information:

Eckersley
Contact: Mary Hickman
Tel: 01772 883388
Email: preston@eckersleyproperty.co.uk

Eckersley for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Eckersley has any authority to make or give any representation or warranty whatever in relation to this property.

Regulated by RICS