

FOR SALE

Lamb & Swift
Commercial Property

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DETACHED MODERN OFFICE BUILDING WITH CAR PARK
APPROXIMATELY 373.22 SQ M (4,017 SQ FT)



60 SCHOOL LANE
BAMBER BRIDGE
PRESTON
PR5 6QE

£495,000

- Prominent detached office property
- Located within easy reach of the M6 and M65 motorways
- Ideal Headquarters
- Approximately 3.5 miles southeast of Preston City Centre
- Mix of open plan and cellular accommodation
- Offers in the Region of £495,000
- On site parking for approximately 25 vehicles (12 of which will be back-to-back)



LOCATION

The subject property is located within the urban village of Bamber Bridge, some 3.5 miles southeast of Preston City Centre.

The property is prominently located fronting School Lane, between its junctions with School Street and Charnley Fold.

The immediate area is mixed-use in nature, consisting of both residential and commercial properties.

The M6, M65 and M61 motorways are all within easy reach of the subject property.

DESCRIPTION

The property comprises a detached office building of traditional masonry brick construction set beneath a pitched and concrete tiled roof covering. The windows are framed in modern UPVC units throughout.

Internally, the accommodation is split over both ground and first floors. To the ground floor there is an atrium lobby area with stairs to the first floor. In addition, there are two large office/meeting rooms, adjacent to which there are a further two smaller offices. There are a suite of WC and storage cupboards and two further offices, one of which is utilised as a therapy suite. There is a small domestic kitchen.

To the first floor, there is a large open landing area at the head of the stairwell, with two large rooms situated off. The remainder of the accommodation has been sub-divided into a number of smaller office suites and meeting rooms.

The accommodation is presented to a good standard throughout.

Externally, there is gated car parking for approximately 25 vehicles (12 of which are back-to-back).

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Floor Areas:

Description	Sq M	Sq Ft
Ground Floor	194.55	2,094
First Floor	178.67	1,923
Total:	373.22	4,017

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage. Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

FOR SALE

Offers in the Region of £495,000, with vacant possession.

VAT

VAT may be applicable and if so, will be at the prevailing rate.

TENURE

Freehold (LA750119)

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £39,250 (with effect from 1st April 2023).

The Standard Uniform Business Rate for the 2023/2024 Financial Year is 51.2 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

EPC

An EPC has been commissioned and a full copy of the Report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI-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.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contacts:

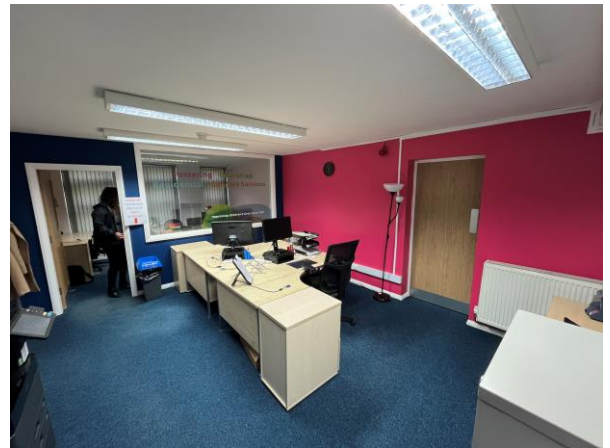
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Site Plan – For Identification Purposes Only

