

FOR SALE

WAREHOUSE / INDUSTRIAL PREMISES

667.40 SQ M (7,181 SQ FT)

Lamb & Swift
Commercial Property

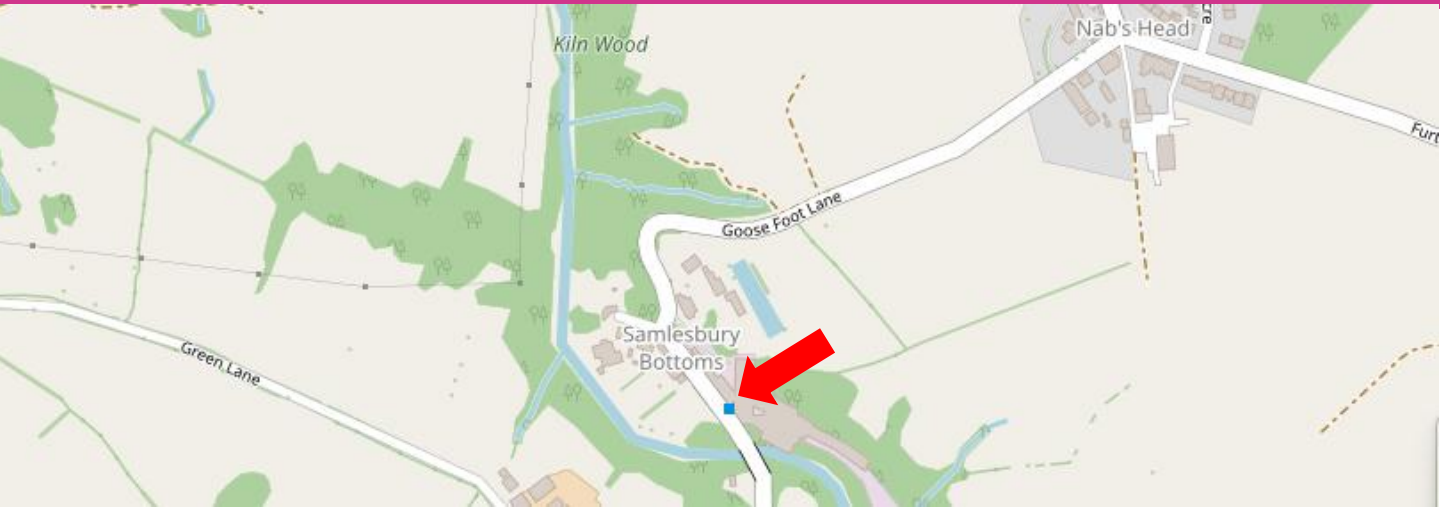
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UNIT 2
SAMLESBURY MILL
PRESTON
PR5 0RN

£350,000

- Warehouse / Industrial premises in former mill
- Includes a small parcel of land opposite.
- Rural location
- Accommodation arranged over ground and first floor
- Loading access to frontage
- **£350,000**



LOCATION

Unit 2, Samlesbury Mill is situated within the rural hamlet of Samlesbury Bottoms, approximately 5 miles south-east of Preston, in the county of Lancashire. The property occupies a semi-rural position fronting Goose Foot Lane, benefiting from a pleasant countryside setting while remaining within convenient reach of the regional motorway network, including the nearby M65, M6 and M61. The wider area is characterised by a mix of agricultural land, established commercial premises and low-density residential properties, offering an attractive working environment with good access to local amenities and labour pools within Preston and surrounding towns

What3Words – [syndicate.total.universally](https://www.what3words.com/syndicate.total.universally)

DESCRIPTION

The subject property forms part of a larger former mill site which has historically been subdivided. It occupies a prominent position to the front of the site, with direct access from Goosefoot Lane. The property also includes part of the yard located on the opposite side of Goosefoot Lane, with boundary plans available for clarification.

The accommodation is arranged over two floors and was most recently occupied by the owner as an engineering and fabrication workshop. The ground floor provides a working height of approximately 4.4m and includes a loading bay to the front right-hand corner, featuring a lowered floor level to facilitate vehicle access from the road. The first floor offers additional storage accommodation, together with WCs, a kitchen and office space, and is finished with a solid concrete floor and accessed via a timber staircase.

ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
First Floor	333.7	3,590
Second Floor	333.7	3,590
TOTAL	667.4	7,181

SALE PRICE

£350,000

SERVICES

The mains services connected to the property include water, 3-phase electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

We understand that VAT is not applicable.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £13,750 from 1st April 2026.

Tenants are to make enquiries with the Local Authority to confirm the Rates Payable, as the payable figure can vary subject to business use, and tenants' eligibility for rate relief.

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

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

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

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