



East Cliff Car Park, East Cliff, **Preston, PR1 3JH**

FOR SALE Upon instructions of the
Fixed Charge Receivers

**CARPARK & DEVELOPMENT OPPORTUNITY STPP
APPROXIMATELY 0.183 HECTARES (0.45 ACRES)**

CONTACTS

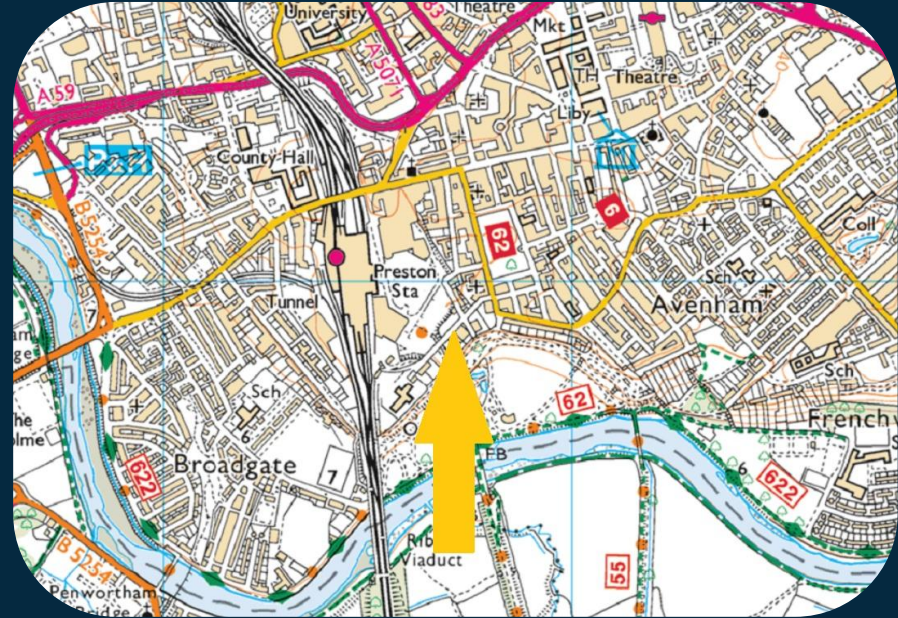
James Ashworth

T: 0161 967 0122

E: james.ashworth@landwoodgroup.com

KEY CONSIDERATIONS

- Car Park
- 67 marked bays alongside 3 reserved spaces
- Development Opportunity STPP
- Approximately 0.183 Hectares (0.45 Acres)
- Let at £50,000 per annum
- Available with Vacant Possession if required
- Town Centre Location
- Close to the Preston Station and The Fishergate Centre
- Adjacent to residential housing and apartment schemes
- Offers invited



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TENURE

The property is held freehold on Titles:

- LAN100036
- LA589776
- LA506306
- LA589786

TENANCY

The property is currently let to N W Car Parks Limited for a term of 5 years from 1 July 2022 at a rent of £50,000 per annum.

LOCATION & DESCRIPTION

Situated in the heart of Preston this car park offers an opportunity for both operators and developers alike.

Just a short walk from the city centre, University of Central Lancashire, Winckley Square and major transport links, the site benefits from strong existing income potential as a fully operational car park, while also offering excellent prospects for future development subject to planning.

The site extends to circa 0.183 hectares (0.45 acres) and has 67 marked bays alongside 3 reserved spaces. The car park is bounded by brick walls to East Cliff and East Cliff Road, with metal palisade fencing to the rear. There is also a small section of land included within the demise that does not form part of the car park. This is also accessed from East Cliff Road and is concrete surfaced.

The car park is currently being operated on a 'pay and display' basis. It is currently tenanted and we understand that vacant possession can also be provided.

Adjacent to older residential housing and near to modern apartment schemes and with a city centre location, the site is considered to have both residential and commercial development potential.

PLANNING

Interested Parties should obtain their own independent advice and consult direct with the Local Planning Office:

W: <https://www.preston.gov.uk/Planning>

T: 01772 906912

E: planningdept@preston.gov.uk

BID TERMS

In submitting your offer please confirm the below:

1. Purchasing entity.
2. Purchase price.
3. Conditions (if any).
4. Finance (including proof of funding).
5. Timetable for acquisition.

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

CONTACT US TO ENQUIRE



JAMES ASHWORTH

Partner

T: 0161 967 0122

E: james.ashworth@landwoodgroup.com

L: Lancaster Buildings, 77 Deansgate,
Manchester, M3 2BW

VAT

All figures quoted are exclusive of VAT. We understand an option to tax has been made on the land.

PRICE

Offers invited.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Can be viewed as a customer or from the road side.