

108 Station Road, Bamber Bridge, Preston, PR5 6QB

**FOR SALE**



# FOR SALE

Use - Office, Retail, Investment  
Size - 900 Sq ft  
Price - £169,950

- Prominently Located Two-Storey Retail Property
- Rarely available property
- Potential for residential development on the first floor (subject to PP)



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

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### Location

The property is situated in a prominent location with frontage to Station Road in the centre of Bamber Bridge.

Occupiers in the vicinity include Greenhalgh's Bakery, a Spar, the Withy Arms Pub together with a number of other local, regional and national retailers.

Bamber Bridge is a small town situated to the south of Preston benefitting from excellent road and rail connectivity.

### Description

The property comprises a mid terrace two-storey retail premises with ancillary office accommodation on the first floor.

The ground floor currently provides sub-divided retail accommodation, however this could be reconfigured to provide completely open plan accommodation with ancillary kitchen and w.c facilities at the rear.

At first floor level there are 4 rooms together with a shower room. This area is currently being used for office/beauty but could quite easily be converted into a residential flat, subject to the appropriate planning consents and building regulation approvals.

The accommodation has the benefit of LED lighting, gas central heating and double glazed windows.

To the rear of the property is a small enclosed yard.

### Accommodation

The accommodation is arranged as follows:

Ground Floor	Sales Area	255 sq.ft
	Rear Sales Area	207 sq.ft
	W.C/Kitchen	59 Sq.ft
First Floor	Front Room 1	105 sq.ft
	Front Room 2	104 sq.ft
	Rear Room 3	95 sq.ft
	Rear Room 4	78 sq.ft
	Shower Room	

### Price

£169,950

### Tenure

Understood to be freehold

### Rating

We have been unable to identify the rateable value of the property although we understand that the RV is £6,200 which would suggest that eligible occupiers may be able to claim full relief on their business rates. Further details on request

### EPC

The property currently has an energy rating of D (95). The energy performance certificate expires 7th September 2032.

### Planning

The property has been used for office use for a number of years.

Interested parties are advised to contact the planning department at South Ribble Council to discuss proposed uses in greater detail.

### VAT

VAT may be applicable to figures quoted on these particulars.

### Services

All mains service are available to the property.

### Money Laundering Regulations

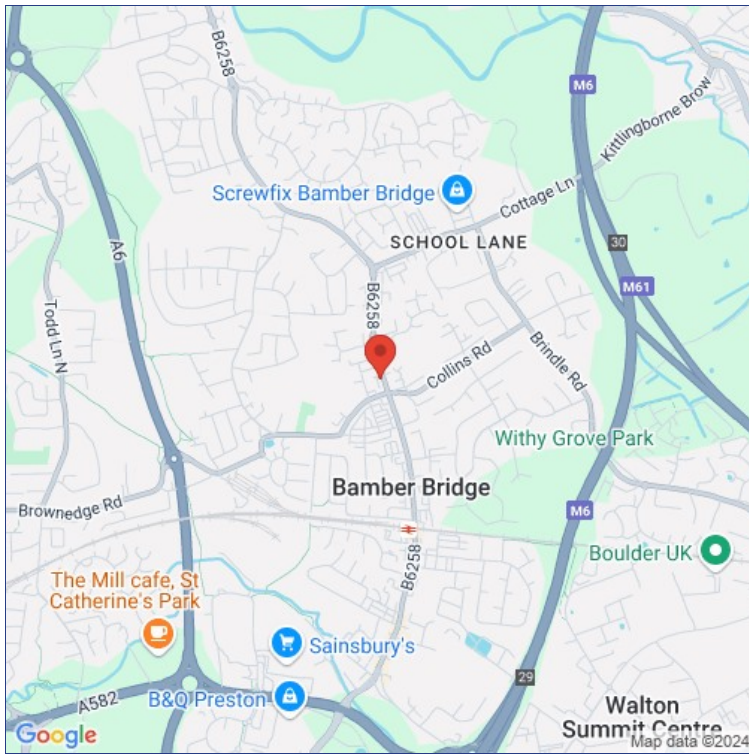
Please note that we are now required to carry out customary due-diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

### Viewing

Strictly via sole agent Taylor Weaver  
Neil Weaver MRICS  
Tel: 01254 699 030

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