



Winckley Square

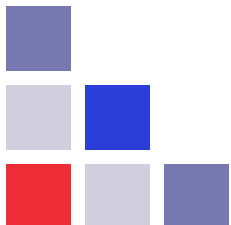
COMMERCIAL

Preston PR1 3JJ

DEVELOPMENT POTENTIAL

An impressive and substantial Georgian property extending to approx. 1046 sqm (11,259 sqft), prominently positioned on the highly sought after Winckley Square in the heart of Preston City Centre. Currently configured as a commercial restaurant and event space, this period building offers a rare opportunity for investors and owner-occupiers alike. The property retains a wealth of character and charm, with classic Georgian proportions, with high ceilings providing an abundance of space throughout. The accommodation is versatile and well-suited to continued use within the hospitality sector, making it an ideal investment for a restaurant, events venue, or similar business seeking a prime central location. In addition, the property presents significant redevelopment potential. Draft plans have been prepared for conversion into a scheme of 16 one & two bedroom apartments, offering an attractive opportunity for residential development (subject to the necessary consents).

£850,000



Hazelwells
sales & lettings

Winckley Square is widely regarded as one of Preston's most desirable locations, set within a conservation area and surrounded by a mix of professional, commercial, and residential occupiers. The property benefits from immediate access to the city centre amenities, is adjacent to the beautiful Avenham and Miller Parks, and is within a short walking distance of Preston train station, providing excellent connectivity.

Tenure: Freehold

EPC: C (Restuarant Premises)
E (Offices & Workshop)

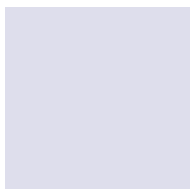
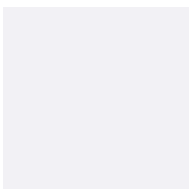
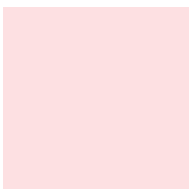
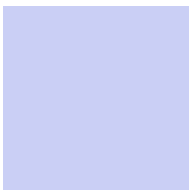
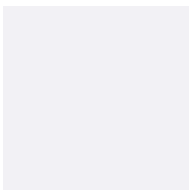
No onward chain

A rare opportunity to acquire a landmark building in a prime city centre location with both strong investment credentials and future development potential. Large courtyard offering potential for further for development.

Rating assessment:

As per VOA website: OFFICE & PREMISES
Unit 8 with a Rateable Value £20750

Interested parties are advised to make their own enquires of Preston City Council Rating Department on 01772 906972.







If you are thinking of selling or renting your property why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.