

PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

FOR SALE / TO LET



46 GLOVER'S COURT PRESTON PR1 3LS

- Superbly appointed fully fitted offices.
- 3,310 Sq. Ft.
- Enclosed adjacent parking for six vehicles.
- In the heart of the city centre close to Fishergate.

LOCATION

Fronting Glover's Court, which is accessed via Fishergate, the main retail thoroughfare through the city centre. Adjoining occupiers include a mix of commercial and leisure operators with a number of large residential conversions opposite the subject premises. In addition to the private parking there are several 'Pay and Display' car parks within walking distance.

DESCRIPTION

A modern three and part two storey brick built property beneath a pitched tiled roof.

The accommodation has been fitted out to an extremely high standard, retaining the original features, with feature LED lighting throughout, and double glazing. The accommodation incorporates cellular offices, boardroom, kitchens and WCs, with Velux roof windows to the three storey section.

EXTERNALLY

Enclosed and secure car park with six spaces and rear access.

ACCOMMODATION

The net internal floor areas are as follows:

Ground floor	1,203 sq. ft.	111.8 sq. m.
First floor	1,203 sq. ft.	111.8 sq. m.
Second floor	904 sq. ft.	84 sq. m.

SERVICES

All mains services are available including gas. Heating is via a gas fired boiler serving radiators throughout.

RATING

The property is currently listed as ground and first floor, Glover's Court. The Rateable Value from 1 April 2026 is £14,750.

PLANNING

The previous use was as offices. The property is also suitable for alternative uses subject to planning and Applicants should satisfy themselves as to alternative uses by contacting the Planning Department of Preston City Council on 01772 906900.

LEASE

Available to lease for a minimum term of three years on a full repairing and insuring basis including parking.

RENTAL

£42,000 per annum

PRICE

The Freehold interest is available at a price of £475,000.

VAT

VAT will be charged on the rental and price at the standard price.

ENERGY PERFORMANCE CERTIFICATE

Energy rating B (48). A copy of the certificate is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF CEJ YM 2601.13694 Email caroline@tdawson.co.uk**





Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

Trevor Dawson, Commercial Property Consultants, is a trading name of Trevor Dawson Ltd.
A company registered in England and Wales. Registered office at Capricorn House. Registered number 09533426

**TREVOR
DAWSON**
COMMERCIAL PROPERTY CONSULTANTS
01254 681133
www.tdawson.co.uk