

FOR SALE Freehold Investment business not affected
35-37 Plungington Road, Preston PR1 7EP
Asking Price £ 150,000

 **SHP VALUERS**
RESIDENTIAL FARM COMMERCIAL



35-37 Plungington Road, Preston PR1 7EP

A freehold investment of a commercial premises occupied by William Hill Organization under the terms of a current 10 year lease from 27 August 2026. The passing rent is £12,500 per annum.

A prominent commercial premises occupying a corner plot fronting Plungington Road together with return frontage to Ellen Street. Constructed of brick external wall elevations, part render finish under a pitch slate roof plus flat roof section.

The premises extends to approximately 198 sq.m (2,130 sq.ft) gross internal floor area over two floors plus basement and briefly affords the following accommodation;

GROUND FLOOR 113.48 sq.m (1,221 sq.ft)

Window Display: 0.85m x 8.5m

Main Betting Shop: 10.12m x 10.5m Tiled Floor, Suspended Ceiling

Stores Room: 2.48m x 0.83m with wash hand basin

W/C: 2.0m x 2.2m Disabled Toilet plus Urinal and wash hand basin

FIRST FLOOR 84.5 sq.m (909 sq.ft)

Accessed via a narrow alley off Plungington Road to a stairwell door

Landing: 1.54m x 3.55m

Room 1: 6.04m x 3.41m Front facing, 2x windows

Room 2: 3.25m x 3.71m Front facing, 1x window, loft hatch

Room 3: 3.75m x 1.85m 1x window

Inner Corridor: 3.33 m x 1.54m

Room 4: 3.55m x 3.28m To side, 1x window

Room 5: 3.50m x 3.61m Middle room

Room 6: 3.31m x 3.03m Rear facing, loft hatch, escape route to flat roof

OUTSIDE

Car parking is available on the nearby Preston City Shoppers Car Park to the rear of the property (2 hrs free 8-5pm Mon–Friday)

GENERAL PROPERTY COMMENTARY

Tenure

The property is understood to be held freehold in title LA399018

Tenancies

Leasehold title LAN238266

Tenant: William Hill Organization Limited

Term: 27 August 2026 to 26 August 2036

Commencing Rent: £12,500 per annum payable quarterly

Rent Review Date: 24 June 2031

Rent Review Formula: Open market rent payable at review date or the passing rent if greater

Tenant Break Option Date: 28 Sept 2029, 28 Sept 2031, 28 Sept 2034

Insurance Rent: Tenant shall pay the landlord's annual insurance premium by an insurance rent

Repairs: Full repairing lease

Permitted Use: A licensed betting office with residential flat over

The lease is not contracted out of S24-26 Landlord and Tenant Act 1954

The tenant occupies the ground floor and first floor under the terms of the lease however the first floor is not utilised currently

Non-domestic business rates

Preston City Council Rateable Value £12,750 as from 1 April 2026

Services

We are verbally advised that mains water, electricity, gas are connected. Connection to the public sewers.

Rights of Way, Easements, Wayleaves etc

We have not been made aware of any rights of way which may otherwise affect the premises.

Planning

We make the assumption that the premises conforms to its current planning use.

Application Number: 06/1980/0656 Change of use retail shop to licensed betting office

Registration Date: 11/06/1980

Decision: Approval (statutory conditions only)

Non-Domestic Energy Performance Certificate (EPC)

Awaited

Asking Price £ 150,000

Viewing

The premises is occupied therefore viewings are by strict appointment with the selling agent.

Contact adamp@shpvaluers.co.uk

These details do not form any part of a binding contract of sale of the property and are produced subject to contract.
The vendor is not required to accept the highest or any offer made and may withdraw the property from sale.

Consumer Protection from Unfair Trading Regulations 2008 & Business Protection from Misleading Marketing Regulations 2008

SHP VALUERS Ltd for themselves and for vendors of this property who are agents on behalf of give notice that:

- (i) the particulars are set out as guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given as a fair representation of the property at the time of first marketing the property, whilst interested parties must satisfy themselves by making a full inspection of the property;
- (iii) no person in the employment of SHP VALUERS Ltd has any authority to make or give any representation or warranty whatever in relation to this property







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SERVICES: We cannot confirm that services and heating appliances are in full working order and the property is to be sold on this basis. Intending purchasers are advised to have these installations checked prior to exchange of contracts. **CONDITIONS:** These particulars are issued on the following understanding. 1) That appointments to view and all negotiations with regard to any interest in the property will be conducted solely through Smith Hodgkinson Pickervance. 2) That the contents will not be transmitted to other persons without the agreement of Smith Hodgkinson Pickervance. 3) In accordance with the terms of Misrepresentation Act 1967, Smith Hodgkinson Pickervance acting as Agent's for themselves and for the vendors or lessors of the property further give notice that these particulars do not constitute any part of an offer or contract. 4) All statements contained in these particulars as to this property are made without responsibility on the part of Smith Hodgkinson Pickervance or the vendors or lessors. 5) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. 6) Any intending purchasers or lessees must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. 7) The vendors or lessors do not make or give, and neither Smith Hodgkinson Pickervance nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.